



Staff Report

HEARING DATE: Wednesday, August 1, 2012

TO: Planning Commission

FROM: Jana Fox, Associate Planner *JCF*

PROPOSAL: **VillaSport at 45 Central**
ADJ2012-0002, CU2012-0006, DR2012-0053, LD2012-0004

LOCATION: Map 1S109BB, Tax Lots 24700 & 24600

SUMMARY: The applicant, VillaSport LLC, requests Planning Commission Conditional Use and Design Review 3 approval of an approximately 87,000 square foot recreational facility. The proposed recreational facility includes indoor and outdoor recreation space as well as associated parking and site improvements. The applicant is also seeking a Minor Adjustment to the maximum front yard setback as well as a Replat to consolidate two existing lots of record.

APPLICANT: VillaSport LLC
Attn: Elizabeth Puccinelli
150 Pelican Way
San Rafael, CA 94901

APPLICANT REPRESENTATIVE: SFA Design Group, LLC
Attn: Matt Sprague
9020 SW Washington Sq. Dr., Suite 505
Portland, OR 97223

PROPERTY OWNER: Beaverton Mobilodge LP
Attn: Ed Kawasaki
1312 Stonehaven Dr
West Linn, OR 97068

RECOMMENDATIONS: **APPROVAL of ADJ2012-0002 (VillaSport at 45 Central)**
subject to conditions identified at the end of this report.

NO RECOMMENDATION of CU2012-0006 (VillaSport at 45 Central). This recommendation requires the Planning Commission to make particular findings on the applicable criteria for approval, approval with conditions, or denial. Staff

has identified conditions at the end of this report in the case of an approval decision by the Planning Commission.

NO RECOMMENDATION of DR2012-0053 (VillaSport at 45 Central). This recommendation requires the Planning Commission to make particular findings on the applicable criteria for approval, approval with conditions, or denial. Staff has identified conditions at the end of this report in the case of an approval decision by the Planning Commission.

APPROVAL of LD2012-0004 (VillaSport at 45 Central) subject to conditions identified at the end of this report.

Exhibit 1.1

Vicinity Map

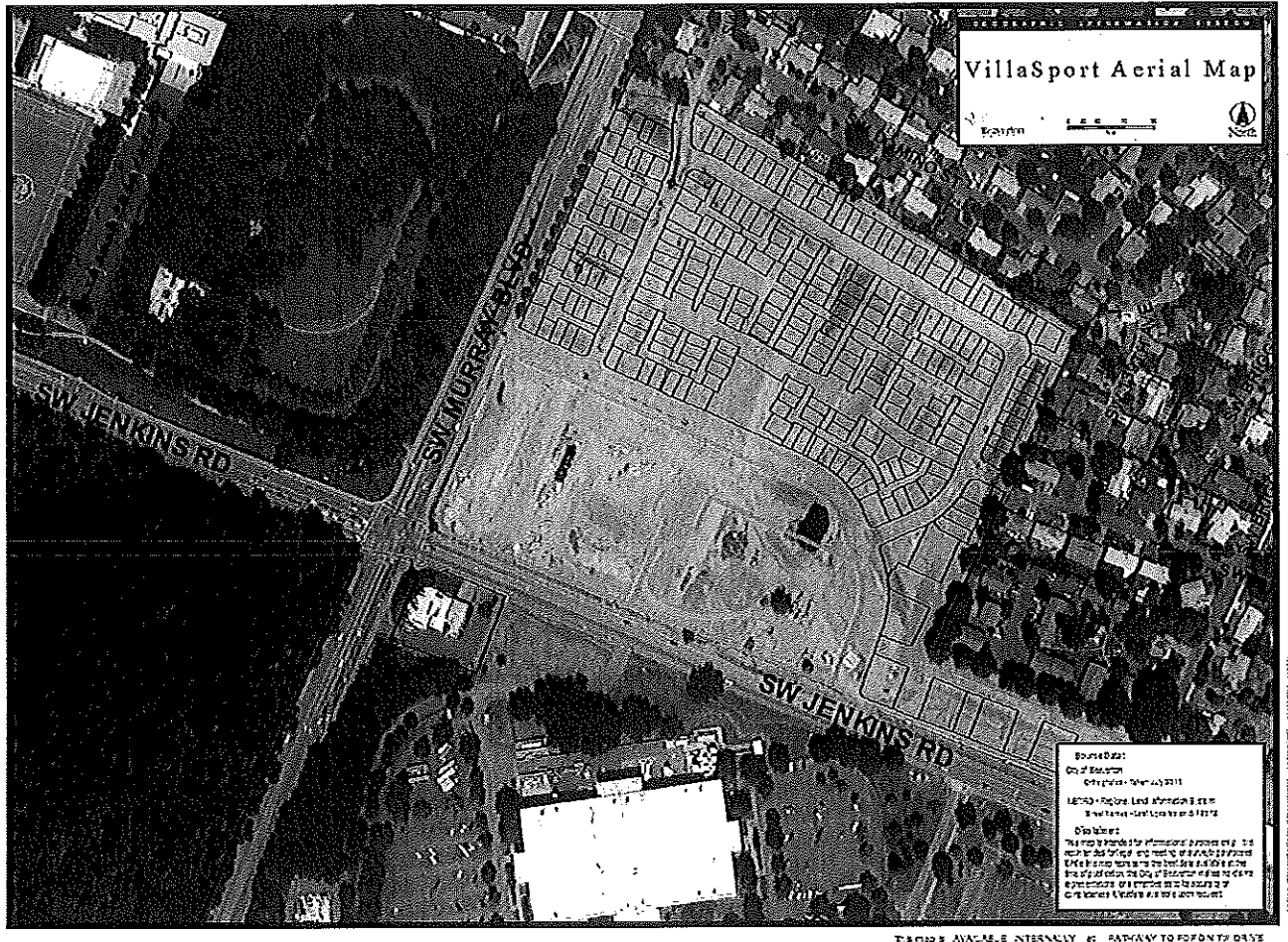


THESE ARE AVAILABLE INTERNALLY AT: PARKWAY TO POFONT DRIVE

VillaSport at 45 Central ADJ2012-0002, CU2012-0006, DR2012-0053, LD2012-0004

Exhibit 1.2

Aerial Map



VillaSport at 45 Central
ADJ2012-0002, CU2012-0006, DR2012-0053, LD2012-0004

BACKGROUND FACTS

Key Application Dates

<u>Application</u>	<u>Submittal Date</u>	<u>Applicant Deemed Application Complete</u>	<u>Final Written Decision Date</u>	<u>240-Day*</u>
ADJ2012-0002	May 2, 2012	June 13, 2012	October 11, 2012	March 1, 2013
CU2012-0006	May 2, 2012	June 13, 2012	October 11, 2012	March 1, 2013
DR2012-0053	May 2, 2012	June 13, 2012	October 11, 2012	March 1, 2013
LD2012-0004	May 2, 2012	June 13, 2012	October 11, 2012	March 1, 2013

* Pursuant to Section 50.25.9 of the Development Code this is the latest date, with a continuance, by which a final written decision on the proposal can be made.

Existing Conditions Table

Zoning	SC-MU Station Community-Multiple Use	
Current Development	The property is currently two vacant parcels. The site was previously approved for hotel, office, and retail uses as the commercial component of the 45 Central (Murray Village) development.	
Site Size & Location	The subject site is bound by SW Murray Boulevard, SW Jenkins Road, and SW Meridian Street. The total site area occupies approximately 7.67 acres.	
NAC	Five Oaks/Triple Creek	
Surrounding Uses	<u>Zoning:</u> North: <i>Station Community-High Density Residential (SC-HDR)</i>	<u>Uses:</u> North: Single-family Dwellings
	South: <i>Office Industrial (OI)</i>	South: Vacant Fire Station
	East: <i>Station Community-High Density Residential (SC-HDR)</i>	East: Vacant (Approved Multi-family)
	West: <i>Washington County TO:EMP</i>	West: Nike Campus

Key Issues

Staff have no recommendation on the Design Review Three and Conditional Use applications. Below staff identify the key issues concerning the application where staff have no recommendation. Staff have made affirmative findings for the majority of the approval criterion; however there are a few key issues discussed below which will require additional consideration by the Planning Commission. Staff have also provided potential design solutions to the key issues as the start of a discussion of how to address these issues.

Transit Supportive: Pursuant to Sections 20.20.20.23 (Use) and 20.20.25.54 (Use Restrictions) Recreational Facilities are a Conditional Use in the SC-MU zone. Additionally use restriction 54 applies. Use Restriction 54 states '*For individual uses greater than two gross acres, in addition to the criteria found in Section 40.15.15.4.C for Conditional Use, the use must be transit supportive.*' Additionally Goal 3.8.2.a of the Comprehensive Plan states '*Regulate new development in Station Communities to provide increased densities and employment to support a high level of transit service.*' Staff have addressed this issue in the Conditional Use portion of this report, under approval criterion 3, beginning on page CU-2.

Potential Design Solutions-

- Orient the main building entrance towards SW Jenkins
- Addition of secondary entry along SW Jenkins
- Provide additional pedestrian paths/entrances along SW Jenkins, closer to Murray Boulevard
- Provide additional bike parking facilities.

Building Articulation and Variety: Pursuant to Sections 60.05.35.1.B and D of the Development Code buildings should be varied and articulated to provide visual interest to pedestrians and should promote and enhance a comfortable pedestrian scale. Staff have addressed this issue in the Design Review Guideline Analysis section of this report, beginning on page DR-4.

Potential Design Solutions-

- Provide a building entrance along SW Jenkins
- Place pool mechanical equipment away from SW Jenkins
- Provide greater building articulation with the use of varied building materials, such as continuing the stone façade treatment around to the SW Jenkins façade.

Roof Forms: Pursuant to Section 60.05.35.2.B of the Development Code, flat roofs should include distinctive cornice treatments. Staff have addressed this issue in the Design Review Guideline Analysis section of this report, beginning on page DR-6 .

Potential Design Solutions-

- Provide cornice treatments
- Provide additionally differentiated parapet heights to add visual interest

Equipment Screening: Pursuant to Section 60.05.35.5 of the Development Code, all equipment should be screened from view from adjacent public streets. Staff have addressed this issue in the Design Review Guideline Analysis section of this report, beginning on page DR-8.

Potential Design Solutions-

- Provide details/spec sheets about equipment being screened
- Place pool mechanical equipment away from the SW Jenkins frontage
- Provide vegetative screening in addition to metal louvers to soften the screening area

Building Location and Orientation: Pursuant to Section 60.05.35.6.A of the Development Code, buildings should be oriented and located within close proximity to public streets and major public street intersections. Staff have addressed this issue in the Design Review Guideline Analysis section of this report, beginning on page DR-8.

Potential Design Solutions-

- Provide an entrance to the facility along SW Jenkins
- Place pool mechanical equipment away from the SW Jenkins
- Remove the fence along the building at SW Jenkins
- Remove pool equipment storage from the intersection of Murray and Jenkins

Pedestrian Orientation-Views Into Space: Pursuant to Section 60.05.35.8.A of the Development Code, ground floor building elevations should be pedestrian oriented and provide views into the space. Staff have addressed this issue in the Design Review Guideline Analysis section of this report, beginning on page DR-10.

Potential Design Solutions-

- Provide an entrance to the facility along SW Jenkins
- Remove the fence along the building at SW Jenkins

Weather Protection: Pursuant to Section 60.05.35.8.B of the Development Code, ground floor elevations should provide weather protection on building elevations. Staff have addressed this issue in the Design Review Guideline Analysis section of this report, beginning on page DR-12.

Potential Design Solutions-

- Provide awnings along the northern and eastern façade where the building abuts sidewalks

Pedestrian Circulation and Connections: Pursuant to Section 60.05.40.3.B-F and Section 60.05.40.7 .A of the Development Code, pedestrian facilities should connect to on-site facilities, nearby streets, and pedestrian destinations as well as be safe, evenly

spaced, and constructed of hard durable surfaces. Staff have addressed this issue in the Design Review Guideline Analysis section of this report, beginning on page DR-12.

Potential Design Solutions-

- Provide an entrance to the facility along SW Jenkins
- Add additional pedestrian connections through parking areas
- Connect the pedestrian path directly to the pedestrian plaza area

Landscaping: Pursuant to Section 60.05.45.3.A of the Development Code, landscaping should soften the edges of buildings and parking areas and increase the attractiveness of a development. Staff have addressed this issue in the Design Review Guideline Analysis section of this report, beginning on page DR-15.

Potential Design Solutions-

- Provide plants of varying heights and species in the proposed bark mulch strip along the southern building façade

Lighting: Pursuant to Section 60.05.50 of the Development Code, pedestrian, vehicular, and building lighting should maximize safety, be aesthetically pleasing, minimize glare to adjacent properties, and comply with the City's Technical Lighting Standards. Staff have addressed this issues in the Design Review Guideline Analysis section of this report, beginning on page DR-17.

Potential Design Solutions-

- Provide a lighting plan showing building mounted lights
- Provide an elevation showing building mounted lights

DESCRIPTION OF APPLICATION AND TABLE OF CONTENTS

	PAGE No.
Attachment A: Facilities Review Committee Technical Review and Recommendation Report	FR1 – 11
Attachment B: ADJ2012-0002 <i>Minor Adjustment (Type 2)</i> reviews a one (1) foot adjustment to the maximum front yard setback in the SC-MU zone.	ADJ1-ADJ5
Attachment C: CU2012-0006 <i>New Conditional Use (Type 3)</i> reviews a new recreational facility in the SC-MU zone.	CU1-CU5
Attachment D: DR2012-0053 <i>Design Review 3 (Type 3)</i> reviews proposed building and associated landscaping and site improvements.	DR1-DR18
Attachment E: LD2012-0004 <i>Replat (Type 1)</i> reviews the consolidation of two parcels into one parcel.	LD1-LD3
Attachment F: Conditions of Approval	COA1–COA8

Exhibits

Exhibit 1. Materials submitted by Staff

- Exhibit 1.1 Detail Map (page SR-3 of this report)
- Exhibit 1.2 Aerial Map (page SR-4 of this report)
- Exhibit 1.3 Letter to Matt Sprague and Elizabeth Puccinelli, dated June 21, 2012
- Exhibit 1.4 45 Central (Murray Village) Master Site Plan (previously approved)

Exhibit 2. Public Comment

- Exhibit 2.1 Letter from Megan Talalemotu, Director of Sales and Marketing 45 Central, dated July 16, 2012
- Exhibit 2.2 Letter from Scott Boss, dated July 17, 2012
- Exhibit 2.3 Letter from John O'Neil, Executive Vice President, Metropolitan Land Group, dated July 23, 2012
- Exhibit 2.4 Letter from Lorraine Clarno, Beaverton Area Chamber of Commerce, dated July 23, 2012

Exhibit 3. Materials submitted by the Applicant

- Exhibit 3.1 Submittal Package including plans dated July, 2012

Written Report Date: July 25, 2012

SR-9

VillaSport at 45 Central

**FACILITIES REVIEW COMMITTEE
TECHNICAL REVIEW AND RECOMMENDATIONS
VillaSport at 45 Central
ADJ2012-0002 / CU2012-0006 / DR2012-0053 / LD2012-0004**

Section 40.03 Facilities Review Committee:

The Facilities Review Committee has conducted a technical review of the application, in accordance with the criteria contained in Section 40.03 of the Development Code. The Committee's findings and recommended conditions of approval are provided to the decision-making authority. As they will appear in the Staff Report, the Facilities Review Conditions may be re-numbered and placed in different order.

The decision-making authority will determine whether the application as presented meets the Facilities Review approval criteria for the subject application and may choose to adopt, not adopt, or modify the Committee's findings, below.

The Facilities Review Committee Criteria for Approval will be reviewed for all criteria that are applicable to the submitted applications as identified below:

- All eleven (11) criteria are applicable to the submitted Conditional Use, Design Review and Replat applications as submitted.
- Facilities Review criteria do not apply to the Minor Adjustment application.

A. All critical facilities and services related to the development have, or can be improved to have, adequate capacity to serve the proposal at the time of its completion.

Chapter 90 of the Development Code defines "critical facilities" to be services that include public water, public sanitary sewer, storm water drainage and retention, transportation, and fire protection. City utilities, such as water, sanitary sewer, and storm drainage have been stubbed to the site and are available to serve the development. The Committee finds that the proposal includes necessary on-site and off-site connections and improvements to public water, public sanitary sewer and storm water drainage facilities.

The applicant has submitted an addendum to the preliminary drainage report, included in the application materials. The Committee has found the report and associated utility plans are adequate in addressing the site's on-site surface water management.

To ensure appropriate design and construction of the essential facilities including but not limited to utility connections, access to manholes and structures, maintenance requirements, and associated construction and utility phasing plans, the Committee recommends conditions of approval through both the Replat and Design Review applications.

The site is located at the corner of SW Murray Boulevard and SW Jenkins Road with additional frontage along the recently constructed SW Meridian Street. Murray Boulevard

and Jenkins Road are both classified as Arterial streets in Transportation Systems Plan (TSP) and are both maintained by Washington County which has jurisdiction over these streets. Meridian Street is classified as a local street and is maintained by the City of Beaverton.

A Traffic Impact Analysis (TIA) letter, dated May 1, 2012 has been submitted by Kittelson and Associates to address the modifications to the site. Prior to this proposal, Kittelson and Associates noted that they had reviewed the Murray Village Mixed Use Development proposal on the site to determine whether VillaSport's trip generation is in conformance with the previously approved Transportation Impact Analysis and Access Management Plan for the site. Kittelson's report noted that based on their review, it has been documented that the proposed VillaSport Fitness Center's trip generation conforms with the originally approved trip generation assumptions. Based on this finding, Kittelson noted that no additional analysis or mitigation should be necessary to maintain safe and efficient operations in the site upon full build out of the mixed use development. The report went on to add additionally the site is found to have adequate multi-modal access and appropriate internal site circulation.

As noted in the Kittelson & Associates report, the previously approved access management plan for the subject site had been approved with the following conditions which are summarized below (regulated by Washington County):

1) Close existing accesses to Jenkins Road and Murray Boulevard; 2) Install a traffic signal at the proposed access to Jenkins Road, (which is currently constructed and connects Meridian street to Jenkins, the traffic light is currently not operational, but will become operational when determined to meet traffic warrants by Washington County); 3) Construct a second westbound through right turn lane along the entire site frontage along Jenkins Road from Briggs Road to Murray Boulevard, along with coordination of the traffic signal at the intersection of Murray Boulevard and Jenkins Road to meet Washington County standards; 4) At the proposed right-in/right-out access onto Murray Boulevard, extend the existing raised median on Murray Boulevard and construct a pork chop island at the site to restrict access to right-in/right out movements only. Extend the raised median on Murray Boulevard at the proposed site access to Washington County standards. The roadway should meet illumination standards. The proposed right of way has sufficient roadway width for the raised median; striping, lane markers, and shy distance; 5) Construct a deceleration lane at the right in/right out access onto Murray Boulevard; 6) Provide adequate illumination at proposed site access to Murray Boulevard.

Based on a summary of the conditions listed above, Kittelson & Associates noted in their report that no additional changes are necessary to accommodate the proposed VillaSport, which consists of approximately 87,100 square feet within the fitness facility. The majority of the improvements noted above have already been constructed, or will be constructed in association with this proposal as required by Washington County.

As indicated in the May 1, 2012 Kittelson & Associates report, the proposed site changes between this proposal and the Murray Village Development results in a decrease in 615 net new trips. The access Management Plan done in 2006 estimated 4,805 total net new daily trips associated with the Murray Village Development, where the new proposal for 45 Central with the addition of VillaSport will produced an estimated 4,190 net new daily trips.

This estimate includes 405 weekday PM peak hour trips, 35 less than the 440 PM peak hour trips proposed under the previously approved Murray Village Development. The reduction in new trips results from the change from proposed retail, office, and hotel uses to the proposed recreational facility.

Based on the criteria in Kittleson & Associates report and because the increase in daily trips number is fewer than 200 as analyzed in the 2006 Access Management Plan done for Murray Village, no additional traffic impact analysis is required per the City of Beaverton Development Code. However, since both Murray Boulevard and Jenkins Road are Washington County maintained Roads, the County may have the authority to request additional traffic analysis if determined necessary.

Overall, staff is in agreement with the Kittleson & Associates findings; therefore no additional traffic mitigation is needed unless requested by Washington County.

Fire protection will be provided to the site by Tualatin Valley Fire and Rescue Department (TVF&R). Comments and conditions of approval have been received from TVF&R. Conditions of approval submitted by TVF&R are included herein. Staff also cites the findings for Criterion H hereto regarding fire prevention.

The Committee finds that the development will provide required critical facilities, as conditioned. Therefore, the Committee finds the proposal meets the criterion for approval.

FINDING: Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

B. Essential facilities and services are available, or can be made available, with adequate capacity to serve the development prior to occupancy. In lieu of providing essential facilities and services, a specific plan may be approved if it adequately demonstrates that essential facilities, services, or both will be provided to serve the proposed development within five years of occupancy.

Chapter 90 of the Development Code defines "essential facilities" to be services that include schools, transit improvements, police protection, and pedestrian and bicycle facilities in the public right-of-way.

The City of Beaverton Police will serve the development site. The Police Department has submitted no comments or recommendations to the Facilities Review Committee.

The Beaverton School District did not receive this proposal as it does not involve residential housing units.

Tri-Met will serve the development site. Tri-Met has submitted no comments or recommendations to the Facilities Review Committee. The site is most directly served by bus lines 62 and 67 on SW Jenkins Road and SW Murray Boulevard. Tri-Met has not identified the need for additional transit stops related to this development.

FINDING: Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

- C. The proposal is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are modified by means of one or more applications which shall be already approved or which shall be considered concurrently with the subject proposal. ...***

Staff cites the Code Conformance Analysis chart at the end of this report, which evaluates the project as it relates the applicable Code requirements of Chapter 20 for the Station Community-Multiple Use (SC-MU) zone as applicable to the above mentioned criteria. As demonstrated on the chart, the development proposal meets the site development standards, with the exception of the maximum front yard setback, for which a Minor Adjustment is requested and being processed concurrently. Staff will provide findings for the applicable Conditional Use Standards and Minor Adjustment approval criterion within the Conditional Use and Minor Adjustment sections of the staff report.

FINDING: Therefore, the Committee finds that the proposal meets the criterion.

- D. The proposed development is consistent with all applicable provisions of Chapter 60 (Special Regulations) and all improvements, dedications, or both, as required by the applicable provisions of Chapter 60 (Special Regulations), are provided or can be provided in rough proportion to the identified impact(s) of the proposal.***

The Committee cites the Code Conformance Analysis chart at the end of this report, which evaluates the proposal as it relates the applicable Code requirements of Chapter 60, in response to the above mentioned criteria. Staff will provide findings for the applicable Design Review Standards, Code Section 60.05 within the Design Review section of the staff report.

The applicant is providing 10 bicycle parking spaces near the entrance to the facility. The spaces meet the requirements for both short and long term bike parking. In addition, the applicant is proposing 442 automobile parking spaces. The applicant's proposed parking spaces meet the minimum parking space requirements for both bikes and cars. The proposal does not exceed the maximum parking ratio for the proposed use.

To meet the requirements of Section 60.65, staff recommends a standard condition of approval requiring that utility lines are placed underground.

Therefore, with the recommended conditions of approval, this proposal meets the approval criteria and is consistent with the requirements of Chapter 60.

FINDING: Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

- E. Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common***

facilities and areas, as applicable: drainage ditches, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas and other facilities not subject to maintenance by the City or other public agency.

The applicant states that all private common facilities located on the parcel will be maintained by the applicant, VillaSport. The proposal as represented does not appear to present any barriers, constraints, or design elements that would prevent or preclude required maintenance of the private infrastructure of facilities on site.

FINDING: Therefore, the Committee finds that the proposal meets the criterion.

F. There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the development.

The site has safe and efficient vehicular circulation patterns within the boundaries of the site in conformance with Development Code Section 60.55.25. However, the pedestrian circulation proposed lacks some of the necessary elements to meet the criteria and needs to be enhanced through improvements which can be made through conditions of approval, as discussed below in criterion G below. The applicant has provided an internal 10 foot wide sidewalk at the buildings entrances, along with 5 ft. wide sidewalks connecting the two driveways entrances and the parking lot to Meridian Street. The applicant has also provided a 5 foot wide pedestrian crossing connecting the entrance of the proposed building to Meridian Street, west of the existing decorative pedestrian crossing along Meridian Street which needs to be improved in order to meet criterion G below.

FINDING: Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

G. The development's on-site vehicular and pedestrian circulation systems connect to the surrounding circulation systems in a safe, efficient, and direct manner.

The site's vehicular system connects to the surrounding circulation system in a safe, efficient, and direct manner, in conformance with Development Code Section 60.55.25. However, as proposed, the pedestrian circulation lacks some of the necessary elements to meet the criteria and needs to be enhanced through improvements which can be made through conditions of approval discussed below.

The applicant has provided a 5 foot wide pedestrian crossing connecting the entrance of the proposed building to Meridian Street, west of the existing decorative pedestrian crossing along Meridian Street. Development Code section 60.55.25.10.A, states that walkways are required between parts of a development where the public is invited to or allowed to walk. In addition, 60.55.25.10.D states that walkways shall be reasonably direct between pedestrian destinations and minimize crossings where vehicles operate. In this case, the walkway does not align adequately with existing pedestrian crossing along Meridian Street in an efficient and direct manner as required per Code. In addition, the proposed walkway crosses two parking lot drive aisles.

As a condition of approval, the applicant will be required to connect this pedestrian crossing between the main entrance of the building and the existing crossing along Meridian Street in a more linear fashion. Specifically, staff recommends a more linear connection between the proposed entrance to the new facility and Meridian Street to only cross one parking lot driveway aisle (as opposed to two as proposed). This will benefit the pedestrian users who access the facility on foot from the residential units located to the north. If it is determined that some proposed parking spaces will need to be removed or moved to meet the requirement above, the applicant has the flexibility to remove some parking spaces since the current proposal is slightly over the minimum parking spaces the Code requires.

In addition, the parking lot located directly east of the proposed facility does not have adequate access to the existing sidewalks along Jenkins Road or Meridian Street from the parking lot area as required under Code section 60.55.25.4 which states that pedestrian connections shall extend to the boundary of the parcel and be designed to connect to existing streets. In addition, Development Code section 66.55.25.10.B states that walkways into a development shall be provided every for every 300 feet of street frontage providing walkway to accessways abutting the development.

Providing additional 5 ft. wide pedestrian crossings through the proposed landscape areas separating the parking lot from these existing sidewalks along Jenkins Road and Meridian Street will allow pedestrians a convenient route to access sidewalks. It will also remove the need for having to walk in the vehicle access lanes through the parking lot thereby minimizing potential conflicts with vehicle traffic. In addition, it will provide pedestrians with strollers or in wheelchairs a convenient route to access the existing sidewalks in a safe manner. There is currently approximately 620 feet of parking lot frontage along Jenkins Road and Meridian Street in the southeast corner of the site without a direct walkway connection to the existing sidewalk along Jenkins Road or Meridian Street

As a condition of approval, the applicant will be required to meet Code section 60.55.25.4 and 60.55.25.10.B, which requires pedestrian connections to extend to the boundary of the site for existing street and provide a walkway every 300 feet of street frontage. As a condition, the applicant will be required to add a minimum of two 5 ft. wide pedestrian pathways between the parking areas located east of the proposed facility. One walkway should connect to Jenkins Road while the other should connect to Meridian Street. The connections should be spaced to maximize convenient access for pedestrians.

Based on the findings above, along with the conditions of approval, the proposal can meet the requirements found in the Code criteria.

FINDING: Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

H. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate fire protection, including, but not limited to, fire flow.

Preliminary comments and conditions of approval have been received from Tualatin Valley Fire and Rescue District (TVF&R). Specific details regarding fire flow and hydrant

placement will be reviewed for flow calculations and hydrant locations during site development and building permit stages.

To date, the City of Beaverton's Building Division has yet to submit comments in response to the proposed development plan. Building Division comments will be provided as Technical and Advisory Notes if received before the scheduled Facilities Review meeting date.

The Committee concludes that, subject to meeting the conditions of approval the site can be designed in accordance with City codes and standards and provide adequate fire protection.

FINDING: Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

- I. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate protection from hazardous conditions due to inadequate, substandard or ill-designed development.**

The applicant proposes public street lights. By meeting the City of Beaverton's Engineering Design Manual design standards for street lights, the Committee finds that the street illumination system will provide adequate protection from crime and accident. Matters of lighting will be discussed further within the Design Review staff report, as lighting relates to private drives and private common open space.

The Committee finds that review of the construction documents at the building and site development permit stages will ensure protection from hazardous conditions due to inadequate, substandard or ill-designed development.

FINDING: Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

- J. Grading and contouring of the development site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.**

The applicant's response to J explains that the site slopes downhill towards the northwest with grades averaging 2.5%. The applicant states that the proposal is designed to drain towards the public rights-of-way to public conveyance facilities which were constructed for 45 Central.

The applicant must show compliance with Site Development erosion control measure at the time of Site Development permit issuance.

FINDING: Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

K. Access and facilities for physically handicapped people are incorporated into the development site and building design, with particular attention to providing continuous, uninterrupted access routes.

The applicant will be required to meet all applicable accessibility standards of the International Building Code, Fire Code and other standards as required by the American Disabilities Act (ADA). Conformance with the technical design standards for Code accessibility requirements are to be shown on the approved construction plans associated with Site Development and Building Permit approvals. The Committee finds that as proposed, the street sidewalks and walkways internal to the development appear to meet applicable accessibility requirements, with the exception of the walkway near the pedestrian plaza which utilizes stairs, and through the site development and building permitting reviews will be thoroughly evaluated. Therefore, the Committee finds that by meeting the conditions of approval, the site will be in conformance with ADA requirements, and would thereby be in conformance with Development Code Section 60.55.65 and the criterion will be met.

FINDING: Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion for approval.

L. The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.

The applicant submitted the applications on May 2, 2012 and deemed themselves complete on June 13, 2012. In the review of the materials during the application review, the Committee finds that all applicable application submittal requirements, identified in Section 50.25.1 are contained within this proposal.

FINDING: Therefore, the Committee finds the proposal meets the criterion for approval.

Code Conformance Analysis

Chapter 20 Use and Site Development Requirements

Station Community-Multiple Use Zoning District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 20.20.20 (Station Community-Multiple Use)			
Use- Conditional	Recreational Facility	Recreational Facility	Refer to CU Findings
Use Restrictions	#54-Individual uses greater than two gross acres...must be transit supportive.	Refer to CU Findings	Refer to CU Findings
Development Code Section 20.20.15			
Minimum Lot Area	none	n/a	Yes
Minimum Corner Lot Dimensions			Yes
Width	none	n/a	
Depth	none	n/a	
Minimum Yard Setbacks			Yes
Front	0	n/a	
Side	none	n/a	
Rear	none	n/a	
Maximum Front Setbacks w/o ground floor residential units.	10'	11'	Refer to Minor ADJ Findings
Maximum Building Height	60 feet (SC-MU)	46' 10"	Yes
Development Code Section 20.25.05 – Density Calculations			
Floor Area Ratio	0.0 minimum with a DRBCP 0.4 minimum without a DRBCP	The applicant proposes to use a DRBCP.	Refer to DR Findings

Chapter 60 Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.05			
Design Review Principles, Standards, and Guidelines	Requirements for new development and redevelopment.	New commercial building, lighting, landscaping, parking, and other associated improvements will be addressed in the Design Review staff report findings.	Refer to DR findings
Development Code Section 60.07			
Drive-Up window facilities	Requirements for drive-up, drive-through and drive-in facilities.	No drive-up window facilities are proposed.	N/A
Development Code Section 60.10			
Floodplain Regulations	Requirements for properties located in floodplain, floodway, or floodway fringe.	The subject site is not located in the floodplain, floodway, or floodway fringe.	N/A
Development Code Section 60.12			
Habitat Friendly and Low Impact Development Practices	Optional program offering various credits available for use of specific Habitat Friendly or Low Impact Development techniques.	No Habitat Friendly or Low Impact Development techniques proposed.	N/A
Development Code Section 60.15 – Land Division Standards (note: No residential properties abut site)			
Dedications	Dedications for right-of-way for public streets, sidewalks, pedestrian ways, bikeways, multi-use paths, parks, open space, and other public rights-of-way.	No dedications are proposed or required with the Replat application.	N/A
Development Code Section 60.25 – Off Street Loading			
Loading Facilities	No loading facilities are required for this use.	No loading facilities are proposed	N/A
Development Code Section 60.30 – Off-Street Parking			
Off-street motor vehicle parking Parking Zone A	<u>Recreational Facilities</u> 4.3 spaces per 1,000 sq. ft. = 437 spaces min 5.4 spaces per 1,000 sq. ft. = 549 spaces max	<u>Recreational Facilities</u> 442 parking spaces total	YES
Required Bicycle Parking	Short term: 2 spaces Long term: 2 spaces	Short term: 8 spaces Long Term: 2 spaces	
Compact Spaces	A maximum of 20% of required parking spaces may be compact spaces.	15 compact parking spaces are proposed.	YES

Development Code Section 60.55 - Transportation			
Transportation Facilities	Regulations pertaining to the construction or reconstruction of transportation facilities.	Refer to Facilities Review Committee findings herein.	Yes- with COA
Development Code Section 60.60			
Trees & Vegetation	Regulations pertaining to the removal and preservation of trees.	A total of 67 inches DBH of landscape trees are proposed to be removed. The applicant proposes to plant 70 inches DBH to replace the trees to be removed.	Yes
Development Code Section 60.65			
Utility Undergrounding	All existing overhead utilities and any new utility service lines within the project and along any existing frontage, except high voltage lines (>57kV) must be placed underground.	To ensure the proposal meets requirements of this section, staff recommends a condition requiring undergrounding completion prior to occupancy.	Yes- with COA

RECOMMENDATION

The Facilities Review Committee finds that the proposal complies with all the technical criteria. The Committee recommends that the decision-making authority **APPROVE** the **VillaSport at 45 Central (ADJ2012-0002, CU2012-0006, DR2012-0053, LD2012-0004)**, and adopt the conditions of approval identified in Attachment F.

**ADJ2012-0002
ANALYSIS AND FINDINGS FOR
MINOR ADJUSTMENT**

Section 40.10.05. Adjustment Applications; Purpose

The purpose of an Adjustment application is to provide a mechanism by which certain regulations in this Code may be adjusted if the proposed development continues to meet the intended purpose of such regulations. This Section is carried out by the approval criteria listed herein.

Section 40.10.15.1.C Approval Criteria

In order to approve a Minor Adjustment application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

1. *The proposal satisfies the threshold requirements for a Minor Adjustment application.*

Section 40.10.15.1.A.1 Threshold: An application for Minor Adjustment shall be required when the following threshold applies:

Involves up to and including a 10% adjustment from the numerical Site Development Requirement specified in Chapter 20 (Land Uses).

The maximum setback for a building not on a Major Pedestrian Route, without ground floor residential is 10 feet in the SC-MU zone. The applicant proposes an 11 foot front yard setback along SW Jenkins Road. This represents a 10% adjustment from the Site Development Requirement of 10 feet.

Therefore, staff finds that the proposal meets the criterion for approval.

2. *The application complies with all applicable submittal requirements as specified in Section 50.25.1 and includes all applicable City application fees.*

The City of Beaverton received the appropriate fee for a Minor Adjustment application.

Therefore, staff finds that the proposal meets the criterion for approval.

3. *Special conditions exist on the site that make it physically difficult or impossible to meet the applicable development standard for an otherwise acceptable proposal.*

The applicant's narrative explains that the subject site is unable to meet the maximum setbacks due to the location of franchise utility vaults and risers which are located within the setback area. Additionally the applicant explains that the primary facility in the maximum setback area is a high pressure gas main release valve. Staff concurs that existing utilities make it physically impossible to meet the required maximum setback of 10 feet at the proposed building location. Staff recommends a condition of approval that

the Minor Adjustment application be subject to approval of the Conditional Use and Design Review Three applications.

Therefore, staff finds that by meeting the conditions of approval, the proposal meets the criterion for approval.

- 4. *The special conditions or circumstances do not result from the actions of the applicant and such conditions and circumstances do not merely constitute financial hardship or inconvenience.***

The applicant states that the location of the franchise utilities, easements, and required clearances do not result from the actions of VillaSport. Staff concurs that the placement of utilities for the 45 Central development was done prior to the current proposal and that the utilities are necessary to serve the development site.

Therefore, the request is not a result of financial hardship or inconvenience for the applicant, and the special conditions associated with this request are not created by the applicant.

Therefore, staff finds that the proposal meets the criterion for approval.

- 5. *Granting the adjustment as part of the overall project will not obstruct pedestrian or vehicular movement.***

The applicant requests adjustment from the maximum front yard building setback along SW Jenkins Road. The applicant proposes a one foot adjustment from the maximum 10 foot setback. Staff finds that granting the adjustment, as proposed, will have no impact on pedestrian or vehicular movement.

Therefore, staff finds that the proposal meets the criterion for approval.

- 6. *City-designated significant trees and/or historic resources, if present, will be preserved.***

There are no City-designated significant trees and/or historic resources on the subject site.

Therefore, staff finds that this approval criterion is not applicable.

- 7. *If more than one (1) adjustment is being requested concurrently, the cumulative effect of the adjustments will result in a project which is still consistent with the overall purpose of the applicable zoning district.***

Only one adjustment is being requested.

Therefore, staff finds that this approval criterion is not applicable.

- 8. *Any adjustment granted shall be the minimum necessary to permit a reasonable use of land, buildings, and structures.***

The applicant states that the requested one (1) foot adjustment is the minimum necessary to avoid conflicts with the required clearance for the high pressure gas valve. Staff finds that the applicant has demonstrated that the Minor Adjustment is the minimum that will make possible a reasonable use of land and the existing structures.

Therefore, staff finds that the proposal meets the criterion for approval.

- 9. *The proposal incorporates building, structure, or site design features or some combination thereof that compensate for the requested adjustment.***

The applicant states that the building incorporates design features such as large glass window areas, multiple textures and colors, and varying roof heights. Staff concur with the applicants statement. Staff also notes that the design features of the building and site are evaluated through the Design Review Three application. Staff recommends a condition of approval that the Minor Adjustment application be subject to approval of the Conditional Use and Design Review Three applications.

Therefore, staff finds that by meeting the conditions of approval, the proposal meets the criterion for approval.

- 10. *The proposal is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are modified by means of one or more application that have been approved or are considered concurrently with the subject proposal.***

Staff cites the Code Conformance Analysis chart at the end of the Facilities Review section of this report, which evaluates the project as it relates the applicable Code requirements of Chapter 20 for the Station Community-Multiple Use (SC-MU) zone as applicable to the above mentioned criteria. As demonstrated on the chart, the development proposal meets the site development standards, with the exception of the maximum front yard setback, for which a Minor Adjustment is requested. Staff will provide findings for the applicable Conditional Use approval criterion within the Conditional Use section of the staff report.

Therefore, staff finds that by meeting the conditions of approval, the proposal meets the criterion for approval.

- 11. *The proposal is consistent with all applicable provisions of Chapter 60 (Special Requirements) and that all improvements, dedications, or both required by the applicable provisions of Chapter 60 (Special Requirements) are provided or can be***

provided in rough proportion to the identified impact(s) of the proposal.

Staff cites the findings in the Code Conformance Analysis chart at the end of the facilities review report, which demonstrates that subject to approval of the Minor Adjustment and related Conditional Use and Design Review applications, the proposal will be in conformance with the applicable Code requirements of Chapter 60 (Special Requirements).

Therefore, staff find by satisfying the conditions of approval, the proposal will meet the criterion for approval.

- 12. *Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas: drainage ditches, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas and other facilities, not subject to periodic maintenance by the City or other public agency.***

The applicant states that all private common facilities will be maintained by the applicant, VillaSport. The proposal as represented does not present any barriers, constraints, or design elements that would prevent or preclude required maintenance of the private infrastructure of facilities on site.

Therefore, staff finds that the proposal meets the criterion for approval.

- 13. *The proposal does not include any lot area averaging as specified in Section 20.05.50.1.B or include any lot dimension reductions as specified in Sections 20.05.50.2.A.2 and .4 or 20.05.50.2.B.2 and .4.***

The proposal does not include any lot area averaging.

Therefore, staff finds that this approval criterion is not applicable.

- 14. *Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.***

The applicant has submitted all documents related to this request for Minor Adjustment approval. New Conditional Use, Design Review Three, and Replat applications are being processed concurrently with the subject request for Minor Adjustment. The Minor Adjustment application is dependent upon approval of the Conditional Use and Design Review Three applications. Staff recommends a condition of approval which states that approval of the Minor Adjustment application is subject to upon approval of the Conditional Use and Design Review Three applications.

Therefore, staff finds that the proposal meets the criterion for approval by meeting the conditions of approval.

RECOMMENDATION

Based on the facts and findings presented, staff recommends **APPROVAL** of **ADJ2012-0002 (VillaSport at 45 Central)**, subject to the conditions of approval found in Attachment F of this report.

**CU2012-0006
ANALYSIS AND FINDINGS FOR
CONDITIONAL USE APPROVAL**

Section 40.15.05 Conditional Use Applications; Purpose

The purpose of a Conditional Use application is to review uses that may be compatible in the underlying zoning district, but, because of their size, operation, or other characteristics, require review on a case-by-case basis. These uses are subject to the regulations in the Section because they may, but do not necessarily, result in significant adverse effects upon the environment, overburden public services, alter the character of the surrounding area or create nuisances. Conditional uses may be approved, approved with site-specific conditions designed to minimize or mitigate identified adverse impacts, or denied. ... This Section is carried out by the approval criteria listed herein.

Section 40.15.15.3.C New Conditional Use Approval Criteria:

In order to approve a New Conditional Use application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

- 1. *The proposal satisfies the threshold requirements for a Conditional Use application.***

The applicant proposes a new Recreational Facility in the SC-MU zoning designation, which requires Conditional Use approval. Recreational Facilities in the SC-MU zone are also subject to Use Restriction 54 which states, "For individual uses greater than two gross acres, in addition to the criteria found in Section 40.15.15.4.C for Conditional Use, the use must be transit supportive." The subject site is greater than 7 acres in size and is therefore subject to use restriction 54.

Therefore, staff find the proposal meets the criterion for approval.

- 2. *All City application fees related to the application under consideration by the decision making authority have been submitted.***

The applicant paid the required fee associated with a New Conditional Use application.

Therefore, staff find the proposal meets the criterion for approval.

- 3. *The proposal will comply with the applicable policies of the Comprehensive Plan.***

The applicant states that by complying with the City of Beaverton Development Code the proposal complies with the Comprehensive Plan, as the Development Code implements the Comprehensive Plan. Additionally, the applicant responds to the Comprehensive Plan policies identified by staff at the Pre-Application conference.

The following policies of the Beaverton Comprehensive Plan have been identified as

being applicable to this Conditional Use request.

Chapter 3 (Land Use Element):

3.8.2 Goal: Develop Station Communities with sufficient intensities to generate light rail ridership and around-the-clock activity.

- a) *Regulate new development in Station Communities to provide increased densities and employment to support a high level of transit service.*

The applicant states that the proposal will generate approximately 575,000 member visits per year and employ up to 250 persons thus supporting increased density in terms of users and a high level of employment. As noted above in Criterion No. 1, the proposed use must be found to be "transit supportive". Staff find that although this specific land use policy does not state "transit supportive" in the text of the policy, the analysis of this policy is the appropriate location to discuss this specific use requirement for Recreation Facilities in the SC-MU zone.

Recreational Facilities are a Conditional Use in the SC-MU zone with a use restriction (No. 54) which states, *'For individual uses greater than two gross acres, in addition to the criteria found in Section 40.15.15.4.C for Conditional Use, the use must be **transit supportive**.'* (emphasis added). The applicant addresses the use restriction beginning on page 10 of their narrative. In summary, the applicant states that VillaSport is a transit supportive use and uses a number of documents and Metro policies to support the argument, as described below.

The applicant refers to Metro Code Section 3.07.640.A.3 which states *'Centers, Corridors, Station Communities and Main Streets need a critical number of residents and workers to be vibrant and successful. The following average number of residents and workers per acre is recommended for each:...Station Community – 45 persons.'* In showing compliance with Metro Code Section 3.07.640.A.3, the applicant states that "VillaSport with 250 employees and an expected 575,000 annual visits by members and the public on 7.4 acres will generate trips from approximately 230 persons per acre per day which is well above 45."

Staff notes that when describing the person per acre characteristics of the different design types in the Region, Metro Code includes only employees and residents. Visitors to employment areas are not included in the density expectations. For example, a school could be a 40 acre site and employ 400 staff. This would have a density of 10 employees per acre. However in this calculation one does not include the students who attend the school. Similarly patrons of a commercial site are not used in calculating persons per acre.

Additionally, the applicant refers to Metro Code Section 3.07.640.B which recommends a mix of uses that are "vibrant and walkable." Restaurants and civic uses are referred to as potential uses that could meet this need. The applicant states that VillaSport has a café that is open to the public as well as its Spa and Summer Camps. The applicant discusses a number of factors in support of the project being transit supportive, including; being located on a currently vacant parcel, proximity to bus lines and light rail

stations, adjacent bike and pedestrian facilities, locker room facilities within the complex, and displaying a transit map on the premises.

Staff concurs that the site has excellent transit access with two bus stops along the frontage of Jenkins and proximity to MAX light rail stations. However, it should be noted that the only building entrance is oriented towards the parking lot and to access the facility from the public street via foot requires walking around to the opposite side of the building to gain entrance to the facility.

Chapter 5 (Public Facilities and Services Element)

Public facilities and services have been reviewed through the Facilities Review process and are documented in the Facilities Review section of this report.

Chapter 6 (Transportation Element)

6.2.2. Goal: A balanced multimodal transportation system that provides mobility and accessibility for users.

- e) *Provide connectivity to each area of the City for convenient multimodal access. Ensure pedestrian, bicycle, transit, and vehicle access to schools, parks, commercial, employment, and recreational areas, and destinations in station areas, regional and town centers*

The applicant states that the site design includes pedestrian and vehicular circulation areas which allow access to public streets, allowing convenient multimodal access to and from the site. Through compliance the conditions of approval, including the addition of pedestrian connections from the parking lot the proposal can be found to adequately connect to the public transportation system.

- j) *Require developers to include pedestrian, bicycle, and transit-supportive improvements within proposed developments and adjacent rights-of-way in accordance with adopted policies and standards.*

The applicant states that the proposal includes improvements to facilitate pedestrians and bicycle circulation through the site and to adjacent rights-of-way. The applicant also states that the use is transit supportive, and that opportunities for access to transit are provided from the use to those service facilities. As discussed in the Facilities Review section of this report, staff has proposed additional conditions of approval related to pedestrian connections in order to provide adequate pedestrian and bicycle connections to the site, in compliance with Chapter 60 of the Development Code.

Chapter 8 (Environmental Quality and Safety Element)

8.4.1. Goal: Create and protect a healthy acoustical environment within the City.

- a) *Noise impacts shall be considered during development review processes.*

Action 1: Adopt and implement appropriate design standards for development permits for all commercial, industrial, high density, mixed use and transportation projects, and others as appropriate. Development applications should be required to demonstrate compliance with applicable noise level standards. Means of meeting the design standards might include, but are not limited to:

- Use of year-round landscape elements that absorb parking lot and street noise.
- Use of underground parking.
- Use of extra-thick windows.
- Facades constructed of materials that help to absorb sounds.
- Pervious surface landscape and parking lot materials that absorb sounds.
- Use of building materials that aid in the reduction of sound traveling through common floors and walls.
- Dampers on heating and cooling equipment.

The applicant states that the primary noise generated by the proposed use will be from the outdoor recreation uses, such as the outdoor pools and turf areas which are located near the intersection of SW Murray Boulevard and SW Jenkins Road, away from the residential units under construction as part of the 45 Central development. The applicant points to the location of the proposed noise generating uses as well as the landscaping provided, including evergreen shrubbery as sufficient not to disrupt adjacent uses. Staff concur that the potential noise impacts from the proposed Recreational Facility will be minimal due to the location of the facilities along two busy streets and separated from adjacent residential uses by a parking lot and public street, Meridian Street.

In summary, staff concur with the applicants responses to the policies identifies above for all policies with the exception of 3.8.2.a. Staff recognizes that the applicant has provided responses to find that the proposed use is transit supportive and therefore consistent with Policy 3.8.2.a. Staff have no recommendation as to this proposal's adequacy in meeting Policy 3.8.2.a and the proposal being transit supportive.

Staff has no recommendation to make for this criterion.

4. The size, dimensions, configuration, and topography of the site and natural and man-made features on the site can reasonably accommodate the proposal.

The applicant states that the subject site is over 7 acres in size, is rectangular in shape, and relatively flat. No topographic or natural features exist on the site which would prohibit reasonable accommodation of the proposed development.

Therefore, staff find the proposal meets the criterion for approval.

5. The location, size, and functional characteristics of the proposal are such that it can be made reasonably compatible with and have minimal impact on livability and appropriate use and development of properties in the surrounding area of the subject site.

The proposed development is located on a site which is zoned SC-MU, the site is part of the 45 Central development (formerly Murray Village). The site is intended for commercial uses, and was previously approved as the commercial component of 45 Central. The applicant proposed to utilize the same area which was previously approved for the commercial component of 45 Central. The site is located at the intersection of two major arterial streets, SW Murray Boulevard and SW Jenkins Road. Commercial development is appropriate on this major intersection. The only residential development within close proximity to the proposed development is the residential components of the 45 Central development, which anticipated that this site would provide commercial development. Other development within the vicinity of the proposal includes the Nike Campus, Maxim, and a former TVF&R station which the District has declared to be surplus property.

The SC-MU does not limit hours of operation. The applicant has stated that their plan is to operate between 5:00 a.m. and 11:00 p.m. Monday through Friday and 6:00 a.m. to 9:00 p.m. Saturday and Sunday. This Conditional Use does not regulate hours of operation. Staff concur that the proposed recreational facility can be reasonably compatible with existing and approved development in the surrounding area.

Therefore, staff find the proposal meets the criterion for approval.

6. *Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.*

The applicant has submitted all documents related to this request for Conditional Use approval. Minor Adjustment, Design Review Three, and Replat applications are being processed concurrently with the subject request for Conditional Use. The Conditional Use application is dependent upon approval of the Minor Adjustment, Design Review Three, and Replat applications. Staff recommend a condition of approval which states that approval of the Conditional Use application is subject to upon approval of the Minor Adjustment and Design Review Three applications.

Therefore, staff find the proposal will meet the criterion for approval by meeting the conditions of approval.

SUMMARY OF FINDINGS: For the reasons identified above, staff have no recommendation as to this proposal's adequacy in satisfying Approval Criterion No. 3. The Commission should discuss the proposal with the applicant and deliberate if the proposal meets Approval Criterion No. 3.

Recommendation

Based on the facts and findings presented, staff has **NO RECOMMENDATION** of CU2012-0006 (VillaSport at 45 Central). This recommendation requires the Planning Commission to make particular findings on the applicable approval criteria. If the Commission concludes that the proposal meets the approval criteria, a list of conditions of approval have been identified at the conclusion of this report.

**DR2012-0053
ANALYSIS AND FINDINGS FOR
DESIGN REVIEW THREE APPROVAL**

Planning Commission Standards for Approval:

Section 40.20.15.3.C of the Development Code provides standards to govern the decisions of the Commission as they evaluate and render decisions on Design Review Applications. The Commission will determine whether the application as presented, meets the Design Review Three approval criteria. The Commission may choose to adopt, not adopt or modify the Committee's findings. In this portion of the report, staff evaluates the application in accordance with the criteria for Type 3 Design Review.

Section 40.20.15.3.C Approval Criteria: In order to approve a Design Review Three application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

1. *The proposal satisfies the threshold requirements for a Design Review Three application.*

The applicant proposes to construct a new, 87,112 square foot, Recreational Facility and associated parking and site improvements. The applicant also proposes to utilize a Design Review Build Out Concept Plan (DRBCP), as described in Section 40.20.10.5. Therefore the applicant meets thresholds 1 and 5 for Design Review Three.

1. *New construction of more than 50,000 gross square feet of non-residential floor area where the development does not abut any Residential District.*
5. *Projects proposed utilizing the options described in Section 40.20.10.5.*

Therefore, staff find that the criterion is met.

2. *All City application fees related to the application under consideration by the decision making authority have been submitted.*

The applicant paid the required fees for a Design Review Three application.

Therefore, staff find that the criterion is met.

3. *For proposals meeting Design Review Three application thresholds numbers 1 through 6, the proposal is consistent with all applicable provisions of Sections 60.05.35 through 60.05.50 (Design Guidelines).*

Staff cites the Design Guidelines Analysis at the end of this Design Review section, which evaluates the project as it relates the applicable Design Review Guidelines found in Section 60.05 of the Development Code. Staff reviews each Guideline with respect to the applicability of the Guideline to the project, the applicant's response and illustrative representation of the proposal. Staff provides an evaluation of the proposal

in relation to the Guideline and a statement as to whether the Guideline is met. Staff do recommend that some Guidelines are met by the proposal. Staff have no recommendation for other Guidelines as noted in the following Design Guideline Analysis, For those guidelines where staff have no recommendation on the proposal's design, the Planning Commission should discuss the design with the applicant and deliberate before making findings on the relevant Design Guidelines.

Staff have no recommendation to make for this criterion.

- 4. *For additions to or modifications of existing development, the proposal is consistent with all applicable provisions of Sections 60.05.35 through 60.05.50 (Design Guidelines) or can demonstrate that the additions or modifications are moving towards compliance of specific Design Guidelines if any of the following conditions exist:***
- a. A physical obstacle such as topography or natural feature exists and prevents the full implementation of the applicable guideline; or***
 - b. The location of existing structural improvements prevent the full implementation of the applicable guideline; or***
 - c. The location of the existing structure to be modified is more than 300 feet from a public street.***

The project proposal is a new Recreational Facility. Therefore this criterion which pertains to additions or modification of existing development does not apply.

Therefore, staff find the criterion is not applicable.

- 5. *For DRBCP proposals which involve the phasing of required floor area, the proposed project shall demonstrate how future development of the site, to the minimum development standards established in this Code or greater, can be realistically achieved at ultimate build out of the DRBCP.***

As part of the 45 Central (previously Murray Village) development, 115,000 square feet of commercial space was conceptually approved as part of a multiple use development which included single family housing, multi-family housing, hotel, retail, and office space. The hotel, retail and office space were approved as the commercial component with an expected 115,000 square feet of floor area. In the application and subsequent approvals of 45 Central, the Floor Area Ratio (FAR) of the housing and commercial uses were calculated together to meet the minimum FAR for the entire site as it was considered one multiple use development and therefore subject to Section 20.25.10.A of the Development Code. This Code provision allows for non-residential only development and multiple use development in multiple use zoning districts to include residential floor space in the FAR calculation. As the commercial development portion of 45 Central was only conceptually approved, the commercial development must be substantially similar to what was approved in order to be vested. To that end, the applicant has provided a Design Review Build Out Concept Plan (DRBCP) which shows a conceptual addition to the proposed building by enclosing the outdoor turf field and

adding a second story above that area to add an additional 14,544 square feet in floor area to the proposed 87,112 square feet of proposed building. This leads to a total of 101,656 square feet of floor area including the DRBCP area which is 88% of the previously approved floor area. Staff recommends that this proposal should be considered substantially similar to what was previously approved. Furthermore, the proposal demonstrates that future development can be accommodated on the site.

Therefore, staff find that the criterion is met.

6. ***For proposals meeting Design Review Three application Threshold numbers 7 or 8, where the applicant has decided to address a combination of standards and guidelines, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) except for the Design Standard(s) where the proposal is instead subject to the applicable corresponding Design Guideline(s). [ORD 4531; March 2010]***

The project proposal meets application Thresholds #1 and #5 and, accordingly, is not subject to Design Standards.

Therefore, staff find the criterion is not applicable.

7. ***For proposals meeting Design Review Three application Threshold numbers 7 or 8, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) except for the Design Standard(s) where the proposal is applying to instead meet the applicable Design Guideline(s).***

The project proposal meets application Thresholds #1 and #5 and, accordingly, is not subject to Design Standards.

Therefore, staff find the criterion is not applicable.

8. ***Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.***

The applicant has submitted all documents related to this request for Design Review Three approval. Minor Adjustment, Conditional Use, and Replat applications are being processed concurrently with the subject request for Design Review Three. The Design Review Three application is dependent upon approval of the Minor Adjustment and Conditional Use applications. Staff recommend a condition of approval which states that approval of the Design Review Three application is subject to upon approval of the Minor Adjustment and Conditional Use applications.

Therefore, staff find the proposal will meet the criterion for approval by meeting the conditions of approval.

DESIGN REVIEW GUIDELINES ANALYSIS

In the following analysis, staff have only identified the Design Guidelines which are relevant to the subject development proposal. Non-relevant Guidelines have been omitted.

60.05.35 *Building Design and Orientation Guidelines.* *Unless otherwise noted, all guidelines apply in all zoning districts.*

1. *Building Elevation Design Through Articulation and Variety*

B. *Building elevations should be varied and articulated to provide visual interest to pedestrians. Within larger projects, variations in architectural elements such as: building elevations, roof levels, architectural features, and exterior finishes should be provided. (Standard 60.05.15.1.A and B)*

The applicant states that by complying with the equivalent design standard the application meets the guideline. Additionally the applicant states that the building elevations are varied and articulated to provide visual interest to pedestrians. In response to the corresponding design standard the applicant states that permanent architectural features have been utilized to provide articulation and variety, including windows, offsetting walls, a large covered entrance, varied building heights, columns, and changes in exterior materials and textures. The applicant states that the elevations provided demonstrate compliance with the 30% standard in multiple-use zones. It should be noted that Design Standards do not apply to this project, though showing compliance with them may be used to provide evidence of meeting the Design Guidelines.

Staff concur that the applicant does utilize window treatments and some varied roof forms. However, the building is constructed of stucco with rock detailing along the North elevation. The South elevation, along SW Jenkins Road is the primary façade that pedestrians would pass. There is some variation in roof height, as the eastern portion of the elevation has a lower roof line in that area. The eastern portion of the elevation contains an exterior stairwell and metal louvered equipment screening. The windows provided along the gym area will provide views onto the street and into the gym space from the street which is a desirable pedestrian oriented feature of the proposed design. The western half of the Jenkins frontage of the development contains the mechanical equipment and walls screening the outdoor pool area. Given the visibility of the proposed development and the intersection of Murray and Jenkins, staff note the potential for a lesser design impact for this key intersection. Staff note the importance for having the outdoor pool on the western side of the property for the benefit of obtaining afternoon and evening sun for the pool area. Because this feature prevents the building from being located in the most visible part of the property, perhaps a more visually stimulating appearance of the corner and screening of the mechanical area and walls will enhance the pedestrian scale and visual interest to this part of the proposed development.

Staff have no recommendation to make for this design guideline.

- C. *To balance horizontal features on longer building elevations, vertical building elements, such as building entries, should be emphasized. (Standard 60.05.15.1.B)*

The applicant states that vertical elements are emphasized in different ways, including a taller covered building entry, varying roof heights, window placement, and finish changes. Staff concur that vertical elements are adequately emphasized.

Therefore, staff find the Guideline is met.

- D. *Buildings should promote and enhance a comfortable pedestrian scale and orientation. This guideline does not apply to buildings in industrial districts where the principal use of the building is manufacturing, assembly, fabricating, processing, packing, storage, wholesale or distribution activities. (Standard 60.05.15.1.B) [ORD 4531; March 2010]*

The applicant states that variations in building height, massing, color and texture changes along with landscaping and attractive fencing and hedges enhances the comfortable pedestrian environment which begins with 12.5 foot wide sidewalks on the public streets and street trees in decorative wells at 18 feet on-center.

Staff notes that the building is separated from SW Jenkins Road by a fenced off area which contains an internal walkway and bark mulch strip. No building entrances or access ways are provided along SW Jenkins Road where pedestrians would walk to access the site. The building itself does provide adequate amounts of glazing; however the building planes are relatively flat for long distances which may not be in scale with the pedestrian environment. The pool equipment area is also located along SW Jenkins Road where pedestrians are invited to walk. The area will be screened with metal louvers however they are located between the sidewalk and the building which is set further back in this area. Staff note that the parcel does have three street frontages in close proximity to the proposed development. As such, not each frontage can have primacy. Murray Boulevard is a high volume vehicle facility and as noted earlier, the pool is located along this frontage to take advantage of afternoon and evening sun. Staff believe SW Jenkins to be more important for pedestrian scale and orientation. The wide sidewalks promote pedestrian activity and the applicant has oriented the building to this street frontage rather than SW Meridian where parking is fronting that street. However, the fencing and mechanical building does not necessary promote pedestrian scale and orientation. As noted in the prior design guideline, perhaps a more visually stimulating or robust screening could enhance the pedestrian scale and orientation of this portion of the proposed development along Jenkins.

Staff have no recommendation to make for this design guideline.

- E. *Building elevations visible from and within 200 feet of an adjacent street or major parking area should be articulated with architectural features such as windows, dormers, off-setting walls, alcoves, balconies or bays, or by other design features that reflect the building's structural system. Undifferentiated blank walls facing a street, common green, shared court, or major parking area should be avoided.*

(Standards 60.05.15.1.B, C, and D) [ORD 4542; May 2010]

The applicant states that building elevations have been articulated very successfully thereby eliminating undifferentiated blank walls facing streets or major parking areas through the use of design features. The applicant identifies the use of glazing, shadow lines, varied roof elevations, and a large entrance roof feature as design features. Staff concur with the applicant that the building does not provide undifferentiated blank walls facing streets or major parking areas.

Therefore, staff find the Guideline is met.

2. Roof Forms as Unifying Elements

A. *Roof forms should be distinctive and include variety and detail when viewed from the street. Sloped roofs should have a significant pitch and building focal points should be highlighted.* (Standards 60.05.15.2.A and B)

The applicant states that while the primary roof types are flat, the design utilizes a combination of parapets and "eyebrow" roof features around the building to create variety and detail. The applicant also points out there are multiple roof heights which reflect the different kinds of uses inside the building. Staff concur that while the majority of the roof lines are flat and undifferentiated there are a number of shorter roof elevations that do provide offsets. The large roof entry feature is the major differentiated roof feature, and is visible from the north elevation of the building.

Therefore, staff find the Guideline is met.

B. *Flat roofs should include distinctive cornice treatments.* (Standard 60.05.15.2.C)

The applicant states that cornice treatments would be out of context with the character of the neighborhood and the building provides varied roof heights, parapets and 'eyebrow' roof features. The applicant states that as they were faced with designing a building that would appear out of place and out of context with the surrounding area, the applicant's approach is better in that it maintains the character of the neighborhood while providing roof features that are detailed with a lot of variety to ensure an aesthetic and pleasing design for the end product.

Staff have reviewed the roof forms of the proposed development and concur that the applicant does provide a number of lower roof features and parapets on roof forms. Staff note that there are a number of undifferentiated roof lines which might benefit from additional treatment, such as cornices to additionally break up the façade and provide visual interest. However, staff do not have a specific recommendation where such additional treatments may be located to the benefit of the proposed design.

Staff have no recommendation to make for this design guideline.

3. Primary building entrances

- A. *Excluding manufacturing, assembly, fabricating, processing, packing, storage and wholesale and distribution activities which are the principle use of a building in industrial districts, the design of buildings should incorporate features such as arcades, roofs, porches, alcoves, porticoes, awnings, and canopies to protect pedestrians from the rain and sun. (Standard 60.05.15.3.A)*

The applicant states that the entrance design incorporates the use of a pitched roof covering a large area outside to protect pedestrians from the rain and sun.

Staff have reviewed the primary building entrance design and concur with the applicant that the design of the entrance uses a large roof feature to protect pedestrians from the rain and sun.

Therefore, staff find the Guideline is met.

- B. *Special attention should be given to designing a primary building entrance that is both attractive and functional. Primary entrances should incorporate changes in mass, surface, or finish to emphasize the entrance. (Standard 60.05.15.3.B)*

The applicant states that the proposed building entrance is grand in nature, featuring a pitched covered roof higher than the rest of the building supported by columns and angled cross members with differing finishes and glass. Staff concur with the applicant that the primary building entrance is attractive and emphasized.

Therefore, staff find the Guideline is met.

4. Exterior Building Materials

- A. *Exterior building materials and finishes should convey an impression of permanence and durability. Materials such as masonry, stone, wood, terra cotta, and tile are encouraged. Windows are also encouraged, where they allow views to interior activity areas or displays. (Standard 60.05.15.4.A)*

The applicant states that all elevations are architecturally treated including the use of scoring, texture changes, and rock treatments. The primary facades are proposed as stucco with windows to provide views into the interior activity areas. Staff concur that the building material, primarily stucco, is a durable material and the applicant provides windows, particularly along SW Jenkins Road which allow views into the gym area.

Therefore, staff find the Guideline is met.

- B. *Excluding development in Industrial zones, where masonry is used for exterior finish, decorative patterns (other than running bond pattern) should be considered, especially at entrances, building corners and at the pedestrian level. These decorative patterns may include multi-colored masonry units, such as brick, tile, stone, or cast stone, in a layered or geometric pattern, or multi-colored ceramic tile*

bands used in conjunction with materials such as concrete. (Standards 60.05.15.4.B and C)

The applicant states that the proposal includes decorative scoring, color changes, and texture changes. The applicant does provide some limited stone work along the north façade of the building.

Therefore, staff find the Guideline is met.

5. ***Screening of Equipment.*** *All roof, surface, and wall-mounted mechanical, electrical, communications, and service equipment should be screened from view from adjacent public streets by the use of parapets, walls, fences, enclosures, dense evergreen foliage, or by other suitable means. (Standards 60.05.15.5.A through C)*

The applicant states that the rooftop equipment is located over the back of the indoor pool which is at a lower height and helps to shield it from view, as well as being set back from the street. The applicant delineates the mechanical screening on the west elevation drawings. Staff does not have the specific measurements of the proposed equipment so it cannot be fully verified that the equipment will be fully screened, however this can be confirmed at the time of building permit.

Two pool equipment locations are proposed. The first is located along the frontage of NW Jenkins Road outside of the indoor pool area. This area is proposed to be screened with metal louver fencing, approximately 10' in height with stucco pillars. The pool equipment screening area extends for the first 64 feet of the south façade of the building. The second pool equipment area to be screened is located at the intersection of SW Jenkins Road and SW Murray Boulevard and is proposed to be screened with a decorative signage wall which is 8 feet in height and approximately 50 feet in length. The remainder of the pool equipment area will be screened with vegetation.

Staff requested details related to the equipment in a letter to the applicant, dated June 21, 2012 (Exhibit 1.3), which would be placed behind this screening area in order to determine whether the equipment would be adequately screened by the barrier. No details were provided at the time of preparing this staff report; therefore, staff is unable to determine whether the screening provided would be adequate. Staff also question the appropriateness of the locations chosen for pool equipment, along the public street frontages of SW Jenkins Road and SW Murray Boulevard. Large equipment areas are usually best suited for areas further removed from the public right of way.

Staff have no recommendation to make for this design guideline.

6. ***Building Location and Orientation in Multiple Use and Commercial districts.***

A. *Buildings should be oriented and located within close proximity to public streets and public street intersections. The overall impression, particularly on Class 1 Major Pedestrian Routes, should be that architecture is the predominant design element over parking areas and landscaping. Property size, shape and topographical*

conditions should also be considered, together with existing and proposed uses of the building and site, when determining the appropriate location and orientation of buildings. (Standard 60.05.15.6.A and B)

The building, as proposed, is located approximately in the middle of the frontage along SW Jenkins. The portion of the building that abuts SW Jenkins is approximately 280 feet to the east of the intersection of SW Murray along the SW Jenkins Road frontage. The active elevation of the building is oriented towards the north where the only entrances off of the parking area are located.

The applicant addresses building orientation and building location separately in their response to this guideline. In response to building location the applicant states that the building is in compliance with this guidelines as it is located at the street, being set back only 11 feet. The applicant explains that the building is not located at the Murray-Jenkins intersection due to the need for mid to late afternoon sun in the pool area, requiring western exposure. The applicant states that in lieu of locating the building on the corner, the building maintains the design aesthetic of the site from the intersection by building presence and the outdoor recreation area instead of parking at the intersection. The applicant explains that the building is only 185-200 feet from the intersection which is visually shorter than one would think and that the building is 36 feet tall at that elevation which makes it highly visible from the intersection. Secondly, the applicant states that rather than placing the parking area between the intersection and the building the outdoor pool area is in that location.

Staff understand that a large recreational facility with outdoor pools will have needs different than other uses, such as sun exposure and additional screening. However, a number of design factors could be improved to activate the Murray-Jenkins intersection and street frontage. As proposed, the area near the intersection will contain an approximately 50 foot long monument signage wall and a wall of arborvitae as well as a metal fence creating a solid wall. This wall continues for almost 200 feet along SW Jenkins Road until the pool mechanical area is reached. Screening is provided for the mechanical equipment but its location along the major pedestrian thoroughfare may contrast with the intent of the guideline. Moving up the portion of the building behind the mechanical screening up to the street would help to bring the architecture of the building to the forefront. As proposed, the fence that runs along the SW Jenkins frontage of the building seems to be the dominant feature from a pedestrian view and provides a perceived barrier to the facility from the street.

The applicant addresses the reason the building is oriented away from the street with the entrance on the north façade by explaining;

"The primary difference is the fact that VillaSport has a huge kids program and a large number of the members are kids. The kids amenities include a kids gym, studios, indoor play area, play tower, child care, VillaKids Outdoor (play area), outdoor pools, indoor pools, pool slides, turf field, summer camps, etc. Because a large part of VillaSport is kid friendly, parents with one, two, three or even more children can enjoy the facilities. If the entrance were to be oriented towards Jenkins Road, a major safety concern is created. Kids are excited to come and go to

VillaSport and it's not always easy to contain that excitement. They are easily distracted and may not pay attention to where they are walking/running. Getting them in and out of an entrance oriented towards Jenkins Road when they are excited and not paying attention could be very stressful for parents and could also result in a disastrous situation. They could easily run into the street causing a horrible accident."

Staff acknowledge that VillaSport does offer a number of kid friendly and family oriented programs. However, staff question how this programing fact is a justification for oriented the building in reverse of guideline. To address the safety concern noted above, perhaps the building entrance could have been located along the eastern façade, in keeping more with the intent of the guideline. While streets can be dangerous areas, parking lots can also raise the potential for pedestrian and vehicle conflicts with drivers backing out and paying attention to finding parking spaces and not people darting out between cars in the parking lot. The applicant has chosen to provide only one main entrance to the facility, but multiple entrances, located along different facades, would help to orient the building towards the street. As currently proposed the street facing façade does contain numerous windows but it is fenced off and contains an internal path and bark mulch strip making it inaccessible for pedestrians without walking around the building to reach the entrance on the northern façade.

Staff have no recommendation to make for this design guideline.

8. *Ground Floor Elevations on Commercial and Multiple Use Buildings.*

A. Excluding residential only development, ground floor building elevations should be pedestrian oriented and provide views into retail, office or lobby space, pedestrian entrances or retail display windows. (Standard 60.05.15.8.A)

The applicant states that the majority of the elevation along SW Jenkins contains glass, allowing views into the activity occurring within the building. The applicant refers to the submitted renderings and states that the elevation along Jenkins in its entirety and in parts is a pedestrian oriented and architecturally treated façade in compliance with this guideline.

Staff concur that views into the space are provided with the use of large windows along the basketball court areas. However, pedestrians are separated from the building by a large fence. While the fence is not solid it does provide a visual barrier separating the pedestrian from the building.

Staff have no recommendation to make for this design guideline.

B. Except those used exclusively for residential use, ground floor elevations that are located on a Major Pedestrian Route, sidewalk, or other space where pedestrians are allowed to walk should provide weather protection for pedestrians on building elevations. (Standard 60.05.15.8.B)

The applicant states that weather protection is provided at the main entrance with the large entry roof feature as well as at the café with a small awning over the entry doors. The applicant states that three quarters of the northern elevation contains a landscaping strip between the sidewalk and the building and therefore this guideline wouldn't apply because the building is not on a sidewalk. The applicant does state that there is an area to the east of the café entrance that doesn't have a pedestrian cover, as well as around the corner of the building to the eastern façade which contains the bike parking area. The applicant addresses the Jenkins Road frontage by stating that along the eastern two thirds of this elevation there is a five foot internal sidewalk which is specifically used in the summer to get kids from the VillaKids area to the outdoor pools. The sidewalk is rarely used in the winter and not by the general public at any time; therefore, weather protection on this sidewalk does not exist. Additionally the applicant states that the building does not have multiple store front entrances which would normally dictate connecting weather protection. Individuals will face the weather when going from the parking areas or public streets to the building entrance as they would with any use. The difference is that a single entrance is provided and persons will gravitate to it in the most direct route available to reach the protection quickly.

Staff note that only the two entry points provide any type of weather protection in what is a wet climate for a majority of the year. As a use that purports to be transit supportive, it may be appropriate to have a higher level of pedestrian weather protection for those patrons who choose to take transit, walk, or bike to the site. A user walking from SW Jenkins or SW Murray would have no protection from the elements until they reach the building entrance, making using alternative means of transportation to the site less attractive.

Staff have no recommendation to make for this design guideline.

60.05.40. *Circulation and Parking Design Guidelines.* Unless otherwise noted, all guidelines apply in all zoning districts.

- 1. *Connections to public street system.* The on-site circulation system and the abutting street system should provide for efficient access and circulation, and should connect the project to abutting streets. (Standard 60.05.40.1)**

The applicant states that the site design includes pedestrian and vehicular circulation areas which allow access to public streets, allowing convenient multimodal access to and from the site. Through compliance the conditions of approval, including the addition of pedestrian connections from the parking lot the proposal can be found to adequately connect to the public transportation system.

Therefore, staff find that by meeting the conditions of approval, the proposal meets the Guideline.

- 2. *Loading area, solid waste facilities, and similar improvements.***

A. *On-site service, storage and similar activities should be designed and located so that*

these facilities are screened from an abutting public street. (Standard 60.05.20.2)

The proposal includes a screened trash can enclosure, along SW Jenkins Road. The screening includes metal louvers with stucco panels which provide an adequate screening from public view of the trash and recycling receptacles.

Therefore, staff find the Guideline is met.

3. *Pedestrian circulation.*

A. Pedestrian connections should be made between on-site buildings, parking areas, and open spaces. (Standard 60.05.20.3.A)

The proposal includes connections between the building and on-site parking areas with pedestrian walkways through the parking lot. Staff have recommended a condition of approval to add two new pedestrian connections to the sidewalk on SW Jenkins and SW Meridian to provide better pedestrian connections.

Therefore, staff find that by meeting the conditions of approval, the proposal meets the Guideline.

B. Pedestrian connections should connect on-site facilities to abutting pedestrian facilities and streets unless separated by barriers such as natural features, topographical conditions, or structures. (Standard 60.05.20.3.A)

The applicant states that all pedestrian connections connect the on-site facilities to abutting streets and no other pedestrian facilities about the site. The proposal includes connections between the building entrance and public streets. However, the pedestrian connection to SW Meridian does not connect with the pedestrian plaza which was approved with the 45 Central development. As illustrated on the site plan, the pedestrian connection to SW Meridian crosses two drive aisles. Connecting the pedestrian path through the landscape islands and to the pedestrian plaza would require only one drive aisle crossing, reducing potential pedestrian and vehicular conflicts.

Staff have no recommendation to make for this design guideline.

C. Pedestrian connections should link building entrances to nearby streets and other pedestrian destinations. (Standard 60.05.20.3.B)

The applicant states that pedestrian connections link the building entrances to all of the abutting streets leading to other pedestrian destinations such as transit use or commercial activities to the east and south. Staff concur that pedestrian connections are provided to adjacent public streets, though in some cases the distances between the building entrance and public streets is substantial.

Staff have no recommendation to make for this design guideline.

D. Pedestrian connections to streets through parking areas should be evenly spaced and separated from vehicles (Standard 60.05.20.3.C through E)

The applicant states that the pedestrian connections to streets that go through parking areas are evenly spaced and separated from vehicles. The applicant provides one pedestrian connection each to Jenkins and Murray as well as three to Meridian. The middle pedestrian connection to SW Meridian does not connect with the pedestrian plaza which was approved with the 45 Central development. As illustrated on the site plan, the pedestrian connection to SW Meridian crosses two drive aisles. Connecting the pedestrian path through the landscape islands and to the pedestrian plaza would require only one drive aisle crossing, reducing potential pedestrian and vehicular conflicts.

Staff have no recommendation to make for this design guideline.

E. Excluding manufacturing, assembly, fabricating, processing, packing, storage and wholesale and distribution activities which are the principle use of a building in industrial districts, pedestrian connections designed for high levels of pedestrian activity should be provided along all streets. (Standard 60.05.20.3.A through H)

The applicant states that pedestrian connections will see high levels of use for this transit supportive use and are provided connecting to all streets which all have 12.5 foot sidewalks. The applicant does provide pedestrian connections to all streets, however there is only one pedestrian connection proposed along SW Jenkins Road and it is located 60 feet east of the building. A user arriving at the transit stop near the corner of Murray and Jenkins would have to walk approximately 500 feet (past the fenced in pool area and building façade) before being able to access a pedestrian path. There are no openings or pedestrian entrances for over 500 feet from the Murray-Jenkins intersection along Jenkins and 230 feet from the intersection along Murray. Staff is concerned that the distance of pedestrian connections from transit stops and routes may be a deterrent to those users wishing to utilize alternative means of transportation to the site.

Staff have no recommendation to make for this design guideline.

F. Pedestrian connections should be designed for safe pedestrian movement and constructed of hard durable surfaces. (Standards 60.05.20.3.F through G)

The applicant states that pedestrian connections have been designed for safe pedestrian movement by limiting crossings of drive aisles and providing the connections along building frontages where possible. With the exception of the crossing between the building and the Meridian pedestrian plaza which could be realigned to cross only one drive aisle and connect directly to the pedestrian plaza, staff concur with the applicant that pedestrian connections cross the minimal amount of drive aisles. The applicant proposes to construct the pedestrian walkways of concrete and 'street print.' The areas where street print is to be utilized will be of a different color and texture to the adjacent asphalt areas to provide visual differentiation.

Staff have no recommendation to make for this design guideline.

4. ***Street frontages and parking areas.*** *Landscape or other screening should be provided when surface parking areas are located along public streets. (Standard 60.05.20.4)*

The applicant proposes landscaping consisting of low shrubs, ground cover and trees between the parking lot and adjacent streets. Staff concur that the applicant has provided adequate landscaping as screening between parking areas and the public streets.

Therefore, staff find the Guideline is met.

5. ***Parking area landscaping.*** *Landscape islands and a tree canopy should be provided to minimize the visual impact of large parking areas. (Standard 60.05.20.5.A through D)*

The applicant proposes landscape islands containing Gingko and Magnolia trees to minimize the visual impact of the parking lot. The City Arborist has concerns about the use of Magnolia trees in parking lot landscape islands as they generally have clearance issues and may create a hazard with cars and people if their branches are too low. The arborist suggests selecting another species for those islands containing Magnolia trees. Staff suggest a condition of approval which would require the applicant to provide a landscape plan prior to Site Development Permit issuance showing a different variety of tree in the landscape island which the City Arborist will approve.

Therefore, staff find that by meeting the conditions of approval, the proposal meets the Guideline.

7. ***Sidewalks along streets and primary building elevations in Multiple Use and Commercial districts.***

- A. *Pedestrian connections designed for high levels of pedestrian activity should be provided along all streets. (Standard 60.05.20.7.A)*

The applicant states that the sidewalks along all streets are 12.5 feet in width and 7-10 feet wide along the building. The applicant does provide pedestrian connections to all streets, however there is only one pedestrian connection proposed along SW Jenkins Road and it is located 60 feet east of the building. A user arriving at the transit stop near the corner of Murray and Jenkins would have to walk approximately 500 feet (past the fenced in pool area and building façade) before being able to access a pedestrian path. There are no openings or pedestrian entrances for over 500 feet from the Murray-Jenkins intersection along Jenkins and 230 feet from the intersection along Murray. Staff is concerned that the distance of pedestrian connections from transit stops and routes may be a deterrent to those users wishing to utilize alternative means of transportation to the site.

Staff have no recommendation to make for this design guideline.

- B. *Pedestrian connections should be provided along primary building elevations having building and tenant entrances. (Standard 60.05.20.7.B.)*

The applicant states that pedestrian connections are provided along and from the primary building entrance. Staff concurs that pedestrian connections are provided to and along the northern elevation, which contains the only building entrances.

Therefore, staff find the Guideline is met.

8. *Connect on-site buildings, parking, and other improvements with identifiable streets and drive aisles in Residential, Multiple Use, and Commercial districts.*

- A. *On-site circulation should be easily recognized and identified, and include a higher level of improvements such as curbs, sidewalks, and landscaping compared to parking lot aisles. (Standard 60.05.20.8)*

The proposal connects to the public street and sidewalk system in an easily recognized manner. Curbs, sidewalks, and landscaping are all included in the design.

Therefore, staff find the Guideline is met.

- B. *Long, continuous parking aisles should be avoided if possible, and landscaped as necessary to minimize the visual impact. (Standard 60.05.20.8)*

The applicant states that long, continuous parking aisles are avoided through the use of cross aisles and parking on two sides of the building. Staff concurs that the applicant provides adequate landscaping to minimize the visual impact of the proposed parking facilities.

Therefore, staff find the Guideline is met.

60.05.45. *Landscape, Open Space and Natural Areas Design Guidelines. Unless otherwise noted, all guidelines apply in all zoning districts.*

3. *Minimum landscaping for conditional uses in Residential districts and for developments in Multiple Use, Commercial, and Industrial Districts.*

- A. *Landscaping should soften the edges of buildings and parking areas, add aesthetic interest and generally increase the attractiveness of a development and its surroundings. (Standard 60.05.25.3.A, B, and D)*

The applicant states that the entire north elevation incorporates landscaping along the building edge and the east elevation contains a pedestrian plaza within which the bike parking is located as well as a turf play area. The applicant also identifies a five foot landscape strip between the sidewalk adjacent to the south façade and the internal walkway. The five foot strip along the south façade appears to contain bark mulch and no vegetative materials. The applicant states that there are street trees along SW

Jenkins Road which provide visual softening of the building elevation. Staff is concerned with the lack of vegetative materials along with southern building elevation. The combination of the metal fence, bark mulch strip and internal sidewalk with no plants provides no visual relief for those using the public sidewalk along the south side of the building.

Staff have no recommendation to make for this design guideline.

- B. *Plazas and common areas designed for pedestrian traffic should be surfaced with a combination of landscape and decorative pavers or decorative concrete. (Standard 60.05.25.3.C)*

The applicant states that the plaza area, which contains the outdoor café seating and bike parking is surfaced with decorative concrete and contains other features such as landscaping, boulders, fire pit, seating, and low walls. Staff concur that the pedestrian plaza meets the Guideline.

Therefore, staff find the Guideline is met.

- C. *Use of native vegetation should be emphasized for compatibility with local and regional climatic conditions. (Standard 60.05.25.3.A and B)*

The applicant states that native vegetation is utilized in the landscaping design.

Therefore, staff find the Guideline is met.

- D. *Existing mature trees and vegetation should be retained and incorporated, when possible, into the site design of a development. (Standard 60.05.25.3.A and B)*

The applicant states that four of the seven existing landscape trees on the site are being retained and incorporated into the site design. The four trees to be retained are located in the northeastern portion of the site and are preserved in a landscape area.

Therefore, staff find the Guideline is met.

- E. *A diversity of tree and shrub species should be provided in required landscaped areas. (Standard 60.05.25.3)*

The applicant states that the landscaping plan demonstrates a diversity of tree and shrub species.

Therefore, staff find the Guideline is met.

6. ***Retaining Walls.*** *Retaining walls over six (6) feet in height or greater than fifty (50) feet in length should be architecturally treated, incorporated into the overall landscape plan, or screened by landscape material. (Standard 60.05.25.5)*

The applicant proposes small, low retaining walls in the parking lot to be incorporated as

high curb features. No retaining walls will be greater than 6 feet in height or 50 feet in length. The proposed monument wall at the corner of Murray and Jenkins is not a retaining wall.

Therefore, staff find the Guideline is met.

7. Fences and Walls

A. Fences and walls should be constructed of attractive, durable materials. (Standard 60.05.25.6)

The applicant proposes black metal picket style fence around the perimeter of the building and outdoor recreation areas. The proposed monument wall at the corner of Murray and Jenkins is to be constructed of stucco and masonry. The proposed fence and monument wall are to be constructed of durable and attractive materials.

Therefore, staff find the Guideline is met.

B. Fences and walls constructed in front yards adjacent to public streets should provide the opportunity to view into the setback from the street unless high traffic volumes or other conflicts warrant greater security and protection. (Standard 60.05.25.6)

The applicant states that there are no minimum setback requirements in the SC-MU zone and as such, there is no setback area into which a view is necessary. The applicant also states that the building does not front Murray or Jenkins along the pool area and therefore the guideline does not apply to those areas. The applicant also states that Murray and Jenkins are arterial streets with high traffic volumes and the substantial outdoor recreational uses warrant greater security and protection. The customers in the outdoor pool area will need the 6 foot hedge to limit views into the area and secure their privacy.

Staff understand the need for additional security and visual screening of outdoor pool areas and concur with the applicant that the fencing provided along the building frontage does allow for views into the site.

Therefore, staff find the Guideline is met.

60.05.50. Lighting Design Guidelines. *Unless otherwise noted, all guidelines apply in all zoning districts. (Standard 60.05.30.1 and 2)*

1. Lighting should be utilized to maximize safety within a development through strategic placement of pole-mounted, non-pole mounted and bollard luminaries.

The applicant states that pole mounted lighting has been strategically designed to maximize safety. The applicant proposes to use pole-mounted luminaires throughout the parking lot area to provide illumination. The parking lot illumination, as shown on the lighting plan provided does appear to meet the Guideline. The applicant does not

provide illumination plans for building mounted luminaires or for illumination of the outdoor pool area, therefore staff is unable to assess whether the proposed lighting meets the Guideline.

Staff have no recommendation to make for this design guideline.

2. *Pedestrian scale lighting should be an integral part of the design concept except for industrial projects. Poles and fixtures for pole-mounted lighting should be of a consistent type throughout the project. The design of wall-mounted lighting should be appropriate to the architectural design features of the building.*

The applicant states that the parking lot lighting adequately illuminates the parking lot for pedestrians and wall mounted sconces will be located on the building to provide pedestrian illumination. The applicant does not include the wall mounted sconces in their lighting plan and therefore staff is unable to assess whether the proposed lighting meets the Guideline.

Staff have no recommendation to make for this design guideline.

3. *Lighting should minimize direct and indirect glare impacts to abutting and adjacent properties and streets by incorporating lens-shields, shades or other measures to screen the view of light sources from residences and streets.*

The applicant states that direct and indirect glare is minimized based on the fixture type chosen. Staff concur that the parking lot lighting, as shown on the lighting plan, complies with the Guideline. However the applicant does not include wall mounted or pool area lighting in their lighting plan and therefore staff is unable to assess whether the proposed lighting meets the Guideline.

Staff have no recommendation to make for this design guideline.

4. *On-site lighting should comply with the City's Technical Lighting Standards.*

The applicant states that the lighting meets the City's Technical Lighting Standards. As the applicant does not include wall mounted lighting or outdoor pool area lighting in their lighting plan staff is unable to assess whether the proposed lighting meets the Guideline.

Staff have no recommendation to make for this design guideline.

Recommendation

Based on the facts and findings presented, staff have **NO RECOMMENDATION** of **DR2012-0053 (VillaSport at 45 Central)**. This recommendation requires the Planning Commission to make particular findings on the applicable criteria for approval, approval with conditions or denial. Staff have identified conditions at the end of this report in the case of an approval decision by the Planning Commission.

**LD2012-0004
ANALYSIS AND FINDINGS FOR
LAND DIVISION APPROVAL**

Section 40.45.05 Land Divisions; Purpose

The purpose of the Land Division applications is to establish regulations, procedures, and standards for the division of land within the City of Beaverton. This Section is carried out by the approval criteria listed herein.

Section 40.45.15.2.C Approval Criteria:

In order to approve a Replat application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

1. The application satisfies the threshold requirements for a Replat application.

Section 40.45.15.5.A. Threshold: An application for Replat shall be required when any of the following thresholds apply:

- 1. The reconfiguration of lots, parcels, or tracts within an existing plat that increases or decreases the number of lots, parcels, or tracts in the plat; includes the consolidation of lots within a previously recorded plat.*

The applicant proposes the consolidation of two parcels to create one parcel in a multiple-use zone.

FINDING: Therefore, staff find the proposal meets the criterion for approval.

2. All City application fees related to the application under consideration by the decision making authority have been submitted.

The City of Beaverton received the appropriate fee for a Replat application.

FINDING: Therefore, staff find the proposal meets the criterion for approval.

3. The proposed Replat does not conflict with any existing City approval, except the City may modify prior approvals through the Replat process to comply with current Code standards and requirements.

The subject site is currently vacant. Prior City approvals are related to the 45 Central (formerly Murray Village) project.

In reviewing the aforementioned files, staff concludes that the subject replat application will not conflict with these prior approvals, including conditions of approval.

Therefore, staff find the proposal meets the criterion for approval.

4. ***Oversized lots or parcels ("oversized lots") resulting from a Replat shall have a size and shape that facilitates the future potential partitioning and subdividing of such oversized lots in accordance with the requirements of this Code. In addition, streets, driveways, and utilities shall be sufficient to serve the proposed lots and future potential development on oversized lots.***

The SC-MU does not have minimum or maximum lot standards so the consolidation will not create oversized lots or parcels.

Therefore, staff find the proposal meets the criterion for approval.

5. ***Applications that apply the lot averaging standards of Section 20.05.50.1.B shall demonstrate that the resulting land division facilitates the following:***
- a. ***Preserves a designated Historic Resource or Significant Natural Resource Area (Tree, Grove, Riparian Area, Wetland or similar source);***
or,
 - b. ***Complies with the minimum density requirements of this code, provides appropriate lot size transitions adjacent to differently zoned properties, minimizes grading impacts on adjacent properties, and where a street is proposed, provides a standard street cross section with sidewalks.***

The proposal does not apply the lot averaging standards of Section 20.05.50.1.B.

Therefore, staff find the criterion is not applicable.

6. ***Applications that apply the lot averaging standards of Section 20.05.50.1.B shall not require further Adjustment or Variance for the Land Division.***

The proposal does not apply the lot averaging standards of Section 20.05.50.1.B.

Therefore, staff find the criterion is not applicable.

7. ***If phasing is requested by the applicant, the requested phasing plan meets all applicable City standards and provides for necessary public improvements for each phase as the project develops.***

This proposal does not request phasing.

Therefore, staff find the criterion is not applicable.

8. ***The proposal will not eliminate pedestrian or vehicle access to the affected***

properties.

The proposed Replat will not eliminate pedestrian or vehicle access to the site. The development project will provide vehicular and pedestrian connections to the site.

Therefore, staff find the proposal meets the criterion for approval.

9. ***The proposal does not create a parcel or lot which will have more than one (1) zoning designation.***

The subject lots are all zoned Station Community-Multiple Use (SC-MU) and will retain this zoning upon consolidation. No lots will have more than one zoning designation.

Therefore, staff find the proposal meets the criterion for approval.

10. ***Applications and documents related to the request requiring further City approval shall be submitted to the City in proper sequence.***

The applicant has submitted all documents related to this request for Replat approval. Minor Adjustment, Design Review Three, and Conditional Use applications are being processed concurrently with the subject request for Replat. The Replat application is not dependent upon approval of the other land use applications being processed concurrently.

Therefore, staff find the proposal meets the criterion for approval.

Recommendation

Based on the facts and findings presented, staff recommends **APPROVAL** of **LD2012-0004 (VillaSport at 45 Central)** subject to the applicable conditions identified in Attachment E.

CONDITIONS OF APPROVAL

VillaSport at 45 Central (ADJ2012-0002):

1. Approval of ADJ2012-0002 is subject to approval of CU2012-0006 and DR2012-0053. (Planning/JF)

VillaSport at 45 Central (CU2012-0006):

1. Approval of CU2012-0006 is subject to approval of ADJ2012-0002 and DR2012-0053. (Planning/JF)
2. The Conditional Use permit shall run with the land and shall continue to be valid upon a change of ownership of the site unless otherwise specified in conditions attached to the permit. (Planning/JF)

VillaSport at 45 Central (DR2012-0053):

1. Approval of DR2012-0053 is subject to approval of ADJ2012-0002 and CU2012-0006. (Planning/JF)

A. Prior to issuance of the site development permit, the applicant shall:

2. Submit the required plans, application form, fee, and other items needed for a complete site development permit application per the applicable review checklist. (Site Development Div./JJD)
3. Contract with a professional engineer to design and monitor the construction for any work governed by Beaverton Municipal Code 9.05.020, as set forth in Ordinance 4417 (City Engineering Design Manual and Standard Drawings), Beaverton Development Code (Ordinance 2050, 4010 +rev.), the Clean Water Services District Design and Construction Standards (June 2007, Resolution and Ordinance 2007-020), and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Div./JJD)
4. Submit a completed and executed City Standard Agreement to Construct Improvements and Retain Design Professional(s) Registered in Oregon. After the site development permit is issued, the City Engineer and the Planning Director must approve all revisions as set out in Ordinances 2050, 4010+rev., and 4417; however, any required land use action shall be final prior to City staff approval of the engineering plan revision and work commencing as revised. (Site Development Div./JJD)
5. Have the ownership of the subject property guarantee all public improvements, site grading, storm water management (quality and quantity) facilities, private streets, and common driveway paving by submittal of a City-approved security. The security approval by the City consists of a review by the City Attorney for form and the City Engineer for amount, equivalent to 100 percent or more of estimated construction costs. (Site Development Div./JJD)

6. Submit any required off-site easements, executed and ready for recording, to the City after approval by the City Engineer for legal description of the area encumbered and City Attorney as to form. (Site Development Div./JJD)
7. Submit to the City a copy of issued permits or other approvals needed from Washington County for work within, and/or construction access to the Murray Boulevard and Jenkins Road right of ways. (Site Development Div./JJD)
8. Have obtained the Tualatin Valley Fire and Rescue District Fire Marshal's approval of the site development plans as part of the City's plan review process. (Site Development Div./JJD)
9. Submit an approved action plan from the Oregon Department of Environmental Quality (DEQ) for the previously issued 1200-C General Permit (DEQ/CWS/City Erosion Control Joint Permit). The DEQ process is independent of a City plan revision approval. The applicant shall use the 2006 plan format per requirements adopted by DEQ and Clean Water Services and submit the DEQ-approved revised plans to the City. (For more information and to access the new format, see <http://www.deq.state.or.us/wq/stormwater/constappl.htm>) (Site Development Div./JJD)
10. Submit a detailed water demand analysis (fire flow calculations) in accordance with the requirements of the Fire Code as adopted by the Tualatin Valley Fire and Rescue. (For more information, see http://www.tvfr.com/resources/new_construction.aspx) Additionally, submit an available fire flow analysis including an actual flow test of the existing water system and evaluation by a professional engineer meeting the standards as specified in the Engineering Design Manual Chapter 6, 610.L, using the anticipated maximum fire demand. The analysis shall provide the available water volume (GPM) at 20 psi residual pressure from the fire hydrant nearest to the proposed project. (Site Development Div./JJD)
11. Submit to the City a certified impervious surface determination of the proposed project by the applicant's engineer, architect, or surveyor. The certification shall include an analysis and calculations of all impervious surfaces as a total on the affected sites. Specific types of impervious area totals, in square feet, shall be given for buildings, parking lots/driveways, sidewalk/pedestrian areas, storage areas, and any gravel surfaces. Calculations shall also indicate the square footage of pre-existing impervious surface, the new impervious surface area created, and total final impervious surface area for each affected property. (Site Development Div./JJD)
12. Pay a storm water system development charges (overall system conveyance and detention) for any net new impervious area proposed for the project. Additionally, the project shall pay a storm water quality and quantity in-lieu of fee for any impervious area required to provide treatment but determined by the City Engineer as not to practical to provide treatment or to drain to a treatment facility as allowed under Clean Water Services standards. (Site Development Div./JJD)
13. Provide plans for any needed relocation and/or additional street lights (Option C; illumination needs determined per Chapter 4, Ord. 4417) and for the placement of underground utility lines along street frontages, within the site, and for services to the proposed new development. (Site Development Div./JJD)
14. The applicant will be required to meet Development Code section 60.55.25.4 and 60.55.25.10.B and provide one 5 ft. wide pedestrian pathways between the parking areas located east of the proposed facility and the public street adjacent to this area. The

walkway should connect to Jenkins Road. The connection should be spaced to maximize convenient access for pedestrians. (Transportation/SB)

15. The applicant will be required to connect the pedestrian crossing between the main entrance of the building and existing crossing along Meridian Street in a more linear fashion lining this connection up better and creating a more convenient and straight line connection between the proposed entrance to the new facility and Meridian Street and avoid crossing multiple vehicle access lanes within the Parking lot meeting Development Code section 60.55.25.10.A and 60.55.25.10.D. (Transportation/SB)
16. Aerial Fire Apparatus Access: Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway. Fire apparatus access roads shall have a minimum unobstructed width of 26 feet in the immediate vicinity of any building or portion of building more than 30 feet in height. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. (OFC D105) (TVF&R/JF)
17. Fire Apparatus Access Road Width and Vertical Clearance: Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (12 feet for up to two dwelling units and accessory buildings), and an unobstructed vertical clearance of not less than 13 feet 6 inches. Where fire apparatus roadways are less than 26 feet wide, "NO PARKING" signs shall be installed on both sides of the roadway and in turnarounds as needed. Where fire apparatus roadways are more than 28 feet wide but less than 32 feet wide, "NO PARKING" signs shall be installed on one side of the roadway and in turnarounds as needed. Where fire apparatus roadways are 32 feet wide or more, parking is not restricted. (OFC 503.2.) (TVF&R/JF)
18. Fire Access Apparatus Roads with Fire Hydrants: Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet. (OFC D103.1) (TVF&R/JF)
19. No Parking Signs: Where fire apparatus roadways are not of sufficient width to accommodate parked vehicles and 20 feet of unobstructed driving surface, "No Parking" signs shall be installed on one or both sides of the roadway and in turnarounds as needed. Roads 26 feet wide or less shall be posted on both sides as a fire lane. Roads more than 26 feet wide to 32 feet wide shall be posted on one side as a fire lane. Signs shall read "NO PARKING - FIRE LANE" and shall be installed with a clear space above grade level of 7 feet. Signs shall be 12 inches wide by 18 inches high and shall have red letters on a white reflective background. (OFC D103.6) (TVF&R/JF)
20. Surface and Load Capacities: Fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 60,000 pounds live load (gross vehicle weight). You may need to provide documentation from a registered engineer that the design will be capable of supporting such loading. (OFC D102.1) (TVF&R/JF)

21. Turning Radius: The inside turning radius and outside turning radius shall be not less than 28 feet and 48 feet respectively, measured from the same center point. (OFC 503.2.4 & 103.3) (TVF&R/JF)
22. Painted Curbs: Where required, fire apparatus access roadway curbs shall be painted red and marked "NO PARKING FIRE LANE" at approved intervals. Lettering shall have a stroke of not less than one inch wide by six inches high. Lettering shall be white on red background. (OFC 503.3) (TVF&R/JF)
23. Commercial Buildings-Required Fire Flow: The required fire flow for the building shall not exceed 3,000 gallons per minute (GPM) or the available GPM in the water delivery system at 20 psi, whichever is less as calculated using IFC, Appendix B. A worksheet for calculating the required fire flow is available from the Fire Marshal's Office. (OFC B105.3) Please provide a current fire flow test of the nearest fire hydrant demonstrating available flow at 20 psi residual pressure as well as fire flow calculation worksheets. Please forward copies to both TVF&R as well as Washington County Building Services. Fire flow calculation worksheets as well as instructions are available on our web site at www.tvfr.com. (TVF&R/JF)
24. Fire Hydrants-Commercial Buildings: Where a portion of the building is more than 400 feet from a hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided. This distance may be increased to 600 feet for buildings equipped throughout with an approved automatic sprinkler system. (OFC 507.5.1) (TVF&R/JF)
25. Fire Hydrant Number and Distribution: The minimum number and distribution of fire hydrants available to a building shall not be less than that listed in Appendix C, Table C 105.1.
- a) Considerations for placing fire hydrants may be as follows:
 - b) Existing hydrants in the area may be used to meet the required number of hydrants as approved. Hydrants that are up to 600 feet away from the nearest point of a subject building that is protected with fire sprinklers may contribute to the required number of hydrants.
 - c) Hydrants that are separated from the subject building by railroad tracks shall not contribute to the required number of hydrants unless approved by the fire code official.
 - d) Hydrants that are separated from the subject building by divided highways or freeways shall not contribute to the required number of hydrants. Heavily traveled collector streets only as approved by the fire code official.
 - e) Hydrants that are accessible only by a bridge shall be acceptable to contribute to the required number of hydrants only if approved by the fire code official. (TVF&R/JF)
26. Fire Hydrant Distance from an Access Road: Fire hydrants shall be located not more than 15 feet from an approved fire apparatus access roadway. (OFC C102.1) (TVF&R/JF)
27. Reflective Hydrant Markers: Fire hydrant locations shall be identified by the installation of reflective markers. The markers shall be blue. They shall be located adjacent and to the side of the centerline of the access road way that the fire hydrant is located on. In case

that there is no center line, then assume a centerline, and place the reflectors accordingly. (OFC 510.1) (TVF&R/JF)

28. Physical Protection: Where fire hydrants are subject to impact by a motor vehicle, guard posts, bollards or other approved means of protection shall be provided. (OFC 507.5.6) (TVF&R/JF)
29. Clear Space Around Fire Hydrants: A 3 foot clear space shall be provided around the circumference of fire hydrants. (OFC 507.5.5) (TVF&R/JF)
30. Fire Hydrant/Fire Department Connection: A fire hydrant shall be located within 100 feet of a fire department connection (FDC). Fire hydrants and FDCs shall be located on the same side of the fire apparatus access roadway and or drive aisle. FDCs shall normally be remote except when approved by the fire code official. Fire sprinkler FDCs shall be plumbed to the fire sprinkler riser downstream of all control valves. Each FDC shall be equipped with a metal sign with 1 inch raised letters and shall read, "AUTOMATIC SPRINKLERS OR STANDPIPES" or a combination there of as applicable. (OFC 912.2) (TVF&R/JF)
31. Access and Fire Fighting Water Supply During Construction: Approved fire apparatus access roadways and firefighting water supplies shall be installed and operational prior to any combustible construction or storage of combustible materials on the site. (OFC 1410.1 & 1412.1) (TVF&R/JF)
32. Knox Box: A Knox Box for building access is required for this building. Please contact the Fire Marshal's Office for an order form and instructions regarding installation and placement. (OFC 506.1) (TVF&R/JF)
33. Premises Identification: Buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet numbers. Numbers shall be a minimum of 4 inches high with a ½ inch stroke. (OFC 505.1) (TVF&R/JF)
34. Fire Department Access to Equipment: Fire protection equipment shall be identified in an approved manner. Rooms containing controls for HVAC, fire sprinklers risers and valves or other fire detection, suppression or control features shall be identified with approved signs. (OFC 509.1) (TVF&R/JF)
35. Angle of Approach and Departure: The angles of approach and departure for fire apparatus roads shall not exceed 8 Degrees. (OFC 503.2.8, NFPA 1901) (TVF&R/JF)
36. Submit to Washington County Operations Division (503-846-7623):
 - a) Completed "Right-of-Way Permit" application form.
 - b) A copy of the City's Land Use Approval with Conditions, signed and dated.
 - c) Three (3) sets of 11x17 plans, including site plan, for construction of the following improvements:
 - i. Pedestrian connection(s) to SW Jenkins Road and SW Murray Boulevard to County road standards. (Wash Co/NV)

37. Ensure that all associated applications, including Minor Adjustment, Conditional Use, Design Review and Replat, have been approved and are consistent with the submitted plans. (Planning Division/JF)
38. The applicant shall provide a landscape plan prior to Site Development Permit issuance showing a tree species, other than Magnolia, in the landscape islands which shall be approved by the City Arborist. (Operations/PH)

B. Prior to building permit issuance, the applicant shall:

39. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./JJD)
40. Make provisions for installation of all mandated erosion control measures to achieve City inspector approval at least 24 hours prior to call for foundation footing form inspection from the Building Division. (Site Development Div./JJD)
41. Pay a storm water system development charge (overall system conveyance) for any additional net new impervious area proposed beyond that shown for the site development permit. (Site Development Div./JJD)
42. Provide a plan or equipment details showing that all proposed mechanical equipment is fully screened from public view. (Planning/JF)

C. Prior to final occupancy of any building permit, the applicant shall:

43. Install or replace, to City specifications, all sidewalks, curb ramps and driveway aprons which are missing, damaged, deteriorated, or removed by construction along the frontage.. (Site Development Div./JJD)
44. Have obtained a Source Control Sewage Permit from the Clean Water Services District (CWS) and submitted a copy to the City Building Official if an Industrial Sewage permit is required, as determined by CWS. (Site Development Div./JJD)
45. Ensure all site improvements, including grading and landscaping are completed in accordance with plans marked "Exhibit A", except as modified by the decision making authority in conditions of approval. (On file at City Hall). No occupancy permit (including temporary occupancy) will be issued until all improvements are complete. (Planning Div./JF)
46. Ensure all construction is completed in accordance with the Materials and Finishes form and Materials Board, both marked "Exhibit B", except as modified by the decision making authority in conditions of approval. (On file at City Hall). No occupancy permit (including temporary occupancy) will be issued until all improvements are complete. (Planning Div./JF)
47. Ensure construction of all buildings, walls, fences and other structures are completed in accordance with the elevations and plans marked "Exhibit C", except as modified by the decision making authority in conditions of approval. (On file at City Hall). No occupancy permit (including temporary occupancy) will be issued until all improvements are complete. (Planning Div./JF)
48. Ensure all landscaping approved by the decision making authority is installed. (Planning Div./JF)

49. Ensure all landscape areas are served by an underground landscape irrigation system. For approved xeriscape (drought-tolerant) landscape designs and for the installation of native or riparian plantings, underground irrigation is not required provided that temporary above-ground irrigation is provided for the establishment period. (Planning Div./JF)
50. Ensure that the planting of all approved deciduous trees, except for street trees or vegetation approved in the public right-of-way, has occurred. Deciduous trees shall have straight trunks and be fully branched, with a minimum caliper of 1-1/4 inches and a minimum height of 8 feet at the time of planting, except that dwarf and compact varieties may be may be approved at any size. Deciduous trees may be supplied bare root provided the roots are protected against damage. Each tree is to be adequately staked. (Planning Div./JF)
51. Ensure all exterior lighting fixtures are installed and operational. Illumination from light fixtures, except for street lights, shall be limited to no greater than 0.5 foot-candle at the property line as measured in the vertical and horizontal plane. Public view of exterior light sources such as lamps and bulbs, is not permitted from streets and abutting properties at the property line. (Planning Div./JF)
52. Obtain a Finaled Washington County Right-of-Way Permit, contingent upon the following:
 - a. The Road improvements required in condition 36.c.i above (pedestrian connection(s) to SW Jenkins Road and SW Murray Boulevard to County road standards) shall be completed and accepted by Washington County.
 - b. Upon completion of necessary improvements, submit final certification of adequate site distance in accordance with County Code, prepared and stamped by a registered professional engineer. (Wash Co/NV)

D. Prior to release of performance security, the applicant shall:

53. Have completed the site development improvements as determined by the City Engineer and met all outstanding conditions of approval as determined by the City Engineer and Planning Director. Additionally, the applicant and professional(s) of record shall have met all obligations under the City Standard Agreement to Construct Improvements and Retain Design Professional Registered in Oregon, as determined by the City Engineer. (Site Development Div./JJD)
54. Submitted proof of recording of the single lot partition plat consolidating the pre-existing lots with the Washington County Surveyor and land records. (Site Development Div./JJD)
55. Submit any required on-site easements not already dedicated on the subdivision plat, executed and ready for recording, to the City after approval by the City Engineer for area encumbered and City Attorney as to form. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet City standards. (Site Development Div./JJD)
56. Provide an additional performance security for 100 percent of the cost of plants, planting materials, and any maintenance labor (including irrigation) necessary to achieve re-establishment of required plantings and flow elevations within the downstream water quality facility if negatively affected from siltation or other construction run-off drainage from this site, as determined by the City Engineer. If the plants are not well established (as determined by the City Engineer and City Public Works Director) within a period of

two years from the date of substantial completion, a plan shall be submitted by the engineer of record that documents any needed remediation. The remediation plan shall be completely implemented and deemed satisfactory by the City Public Works Director prior to release of the security. (Site Development Div./JJD)

VillaSport at 45 Central (LD2012-0006):

A. Prior to approval of the final plat consolidating the lots, the applicant shall:

1. Show granting of any required on-site easements on the plat, along with plat notes as approved by the City Engineer for area encumbered and County Surveyor as to form and nomenclature. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet current City standards in relation to the physical location of existing and completed site improvements. (Site Development / JJD)
2. Demonstrate all lots meet ordinance standards for lot size, dimension and frontage. The final plat shall be fully dimensioned and indicate the square footage of the lot. (Planning Div./JF)
3. Pay all City liens, taxes and assessments or apportion to individual lots. Any liens, taxes and assessments levied by Washington County shall be paid to them according to their procedures. (Planning Div./JF)
4. Identify all improvements within tracts and public rights-of-ways and specify the maintenance responsibilities of those improvements. (Planning Div./JF)

B. Once the Land Division-Replat decision becomes final, the applicant shall:

5. File a record of survey with the County as required by Oregon Revised Statutes Chapter 92. The record of survey shall be subject to review by the City as part of the Land Division application, and shall not be subject to further review under Section 40.45.15.7, Final Land Division. (Planning Div./JF)



June 21, 2012

SFA Design Group
Attn: Matthew Sprague
9020 SW Washington Square Dr, Suite 505
Portland, OR 97223

VillaSport, LLC
Attn: Elizabeth Puccinelli
150 Pelican Way
San Rafael, CA 94901

RE: VillaSport at 45 Central Initial Review Concerns

Dear Mr. Sprague & Ms. Puccinelli,

Staff has performed an initial review of the proposed VillaSport at 45 Central project and has identified a number of design issues that are of concern. This letter is not meant to identify all issues that may arise during the review process but to provide feedback on issues as soon as possible in staff's review of the proposal.

PRELIMINARY STAFF COMMENTS:

The following items are design issues which staff believe need to be addressed in order to be successful before the Beaverton Planning Commission. There may be suitable design explanations for the design of the proposed project. However, staff believe the explanation or justification for the design choices is not fully explained in the application materials. All code references are to the Development Code, unless otherwise specified.

1. 40.20.15.3.A (Threshold 8). The proposed project is subject to the Design Review 3 land use process because the application meets two thresholds for DR 3 (Thresholds 1 and 5). The submitted narrative suggesting that Design Review 2 standards are applicable is not correct. The proposed project must demonstrate compliance with applicable Design Guidelines rather than the Design Standards. Showing compliance with the Design Standards can aid in showing compliance with the Design Guidelines but it does not necessarily show that the corresponding guideline has been met.
2. The applicants response to 60.05.35.1.F (which is miss-labeled and should be 60.05.35.1.E under the current Development Code) states that the applicant meets the guideline by meeting the standard, however provides no evidence or calculations to support that besides referring to the elevation drawings.
3. 60.05.35.2.A Roof Forms. The guideline states that roof forms should be distinctive and include variety and detail when viewed from the street. The south elevation provides a flat roof line and does not provide variation or distinctive features along the street.
4. 60.05.35.2.B Cornice Treatments. The guideline encourages cornice treatments on flat roofs, the applicant states that a parapet is provided, which is true, however a parapet is not a decorative cornice.
5. 60.05.35.5 Screening of Equipment. The guideline identifies that all roof, surface, and wall-mounted equipment be screened from view of adjacent streets. The

applicant does propose screening areas but does not provide any details of the equipment to be screened, therefore staff is unable to determine if the screening provided is adequate to fully screen the equipment from public view.

6. 60.05.35.6.A Buildings located at/oriented towards streets and intersections. The guideline states that buildings should be oriented towards and in close proximity to public streets and intersections. The applicant states that by meeting the standards the application meets the guidelines. The design standard applies only to Major Pedestrian Routes and this site is not adjacent to a Major Pedestrian Route. The design guideline encourages buildings to be oriented to the street and intersection. The building is located away from the intersection of SW Jenkins and SW Murray and is oriented in the opposite direction of the intersection.
7. 60.05.35.8.A Blank Walls. The guideline states that ground floor elevations should be pedestrian oriented and architecturally treated. A portion of the building meets this guideline; however, the western 100' of the building along SW Jenkins is mechanical screening and undifferentiated stucco walls.
8. 60.05.35.8.B Weather Protection. The guideline states that ground floor elevations located on a sidewalk or other space where pedestrians are allowed to walk should provide weather protection on the building elevation. The proposal only provides weather protection at the entrance to the building, not along any streets or pedestrian walkways.
9. 60.05.40.2.A. On-Site Storage. The guideline states that on-site storage and similar activities should be screened from abutting streets. The proposal includes trash storage areas along Jenkins but does not provide elevations showing how those enclosures are screened. Details for the pool storage area along the corner of Murray and Jenkins are not shown. There is also concern about how well the proposed louvers provide screening for pedestrians along the western portion of the building where the pool mechanical equipment will be located.
10. 60.05.40.3. Pedestrian Circulation. The guidelines states that pedestrian connections should be made between onsite facilities and features and link buildings and nearby streets and destinations. Staff has many concerns regarding pedestrian circulation as proposed.
 - a. The existing pedestrian connection along Meridian drive does not connect to the pedestrian plaza which was a design feature in the original 45 Central Development. Instead the pedestrian connection connects off to the side and uses stairs which renders it inaccessible for ADA purposes.
 - b. Most pedestrian connections go through landscaping areas which defeat the purpose of the landscape areas as they become too small to meet the landscape island standards and support healthy trees.
 - c. Sidewalks along the northern portion of the outdoor pool area are 7' in width, however they allow for a 3' parking overhang leaving a 4' aisle which is less than the minimum 5' for pedestrian pathways.
 - d. A 'street print' form of texture is proposed to be used for the pedestrian walkways but there is no detail or findings explaining how this design solution will meet the guideline.
 - e. There seems to be a deficient number of pedestrian walkways through the SE portion of the parking lot along Meridian and Jenkins leaving a

good portion of the parking lot without easily accessible pathways through the parking lot.

11. 60.05.45.3.A Landscaping to soften building and parking areas. The proposal does contain landscaping around the parking areas; however, there is no landscaping provided along most of the building as expected by the design guideline.
12. 60.05.45.6 Retaining walls. There are no elevations or details of the proposed retaining walls.
13. 60.05.45.7.B Fences and walls adjacent to public streets. The guideline states that front yard fences and walls adjacent to public streets should provide views into the setbacks. The proposal includes fencing around the building and pool areas along SW Jenkins and SW Murray. The fencing provides views into the site, however it is surrounded by arborvitae which form a hedge wall which does not provide views into the site.
14. 60.05.50 Lighting. The proposal does not include any pedestrian scale lighting or any building lighting.
15. 60.30.10.2.B Bike Parking. The applicant shows the location of bike parking spaces but does not provide a detail of the proposed parking racks nor details whether the long term bike parking spaces are covered, as is required by the code.


As the applicant has deemed themselves complete, the applicant has 14 days from the date of completion (June 13, 2012) in which to submit new information without requesting a continuance of the public hearing date. Any new information which is a substantial change from what is currently proposed after June 27, 2012 will require a request for continuance for staff to have adequate time to review the new information. The Director shall determine what constitutes substantial changes from the original submittal.

If you have any questions regarding this letter or any other aspect of our process, please don't hesitate to call. I am including a list of the primary members of the Facilities Review Committee who are involved in project review.

LAND USE & DESIGN: Jana Fox (503)526-3710
TRANSPORTATION: Shawn Burgett (503)526-2675
SITE DEVELOPMENT: Jim Duggan (503) 526-2442

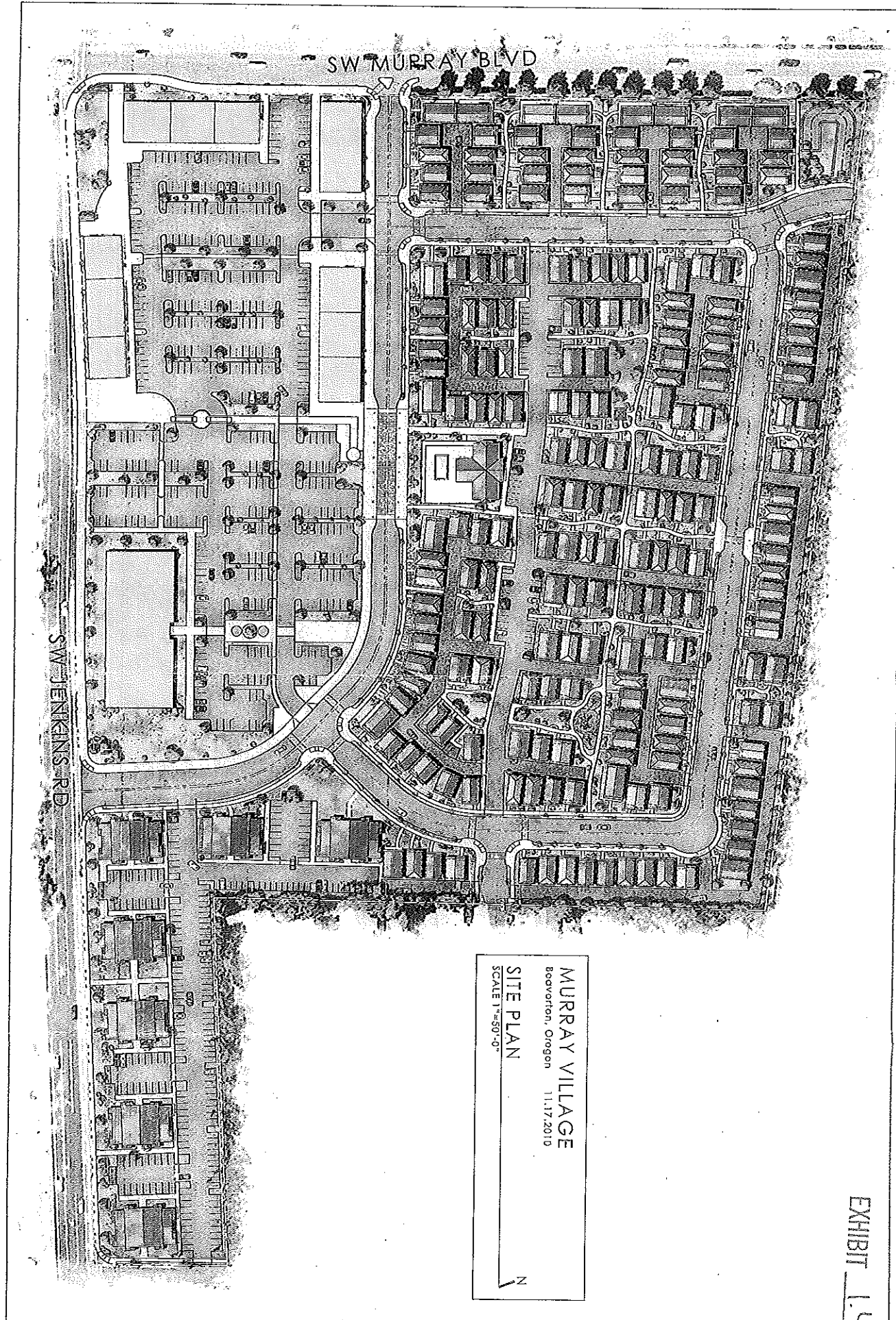
We look forward to working with you on this project.

Sincerely,



Jana Fox
Associate Planner

cc: (2): Counter; Project file,



MURRAY VILLAGE
Beaverton, Oregon 11.17.2010
SITE PLAN
SCALE 1"=50'-0"



7/16/2012

To whom it may concern:

The idea of a health and fitness facility such as Villa Sport has been very exciting at our community at 45° Central. Although, we have not had the opportunity to discuss any of the details with potential buyers and agents, what have shared with them, has been very well received. Many of our interested buyers are part of a healthy and active lifestyle, so for them to have such close proximity and access to a facility with so many amenities, has been wonderful.

Should Villa Sport become a part of the neighborhood, I feel confident that many of our potential home owners will find even more reason to buy a home at 45° Central.

Sincerely,

Megan Talalemotu
Director of Sales and Marketing

45° CENTRAL

July 17, 2012

Beaverton Planning Commission
City of Beaverton
4755 SW Griffith Drive
Beaverton, OR 97076

To Whom It May Concern:

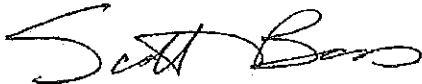
As an active adult and father of two active teenage boys, I can't think of a more ideal exercise and social opportunity than to have Villasport blocks away from home.

I am an avid sports fan and have two boys that need to burn energy and love to play sports as well. The prospect of having exercise facilities with basketball courts and swimming pools is almost too good to imagine. Staying physically fit is beneficial in so many ways, yet with such a busy life style it can be difficult to schedule in time to exercise. With an exercise facility right down the road, fitting in a regular exercise routine becomes much more feasible.

One of the reasons I am purchasing a home at 45 Central is because of the potential of the commercial part of the neighborhood. When I heard there would be a Villasport facility right in my back yard, it sealed my decision. I made a major change in my house purchase plans because of the 45 Central location and potential to have a health club in my backyard. I would really be disappointed if for some reason the plans for Villasport do not become reality. In fact, I'm hoping the construction can be accelerated so I can use the facilities as soon as possible.

I have an eighth grader that can't get enough of basketball right now and he would love to be able to walk to the health club and shoot some hoops whenever he could. Please help make this happen!

Sincerely,



Scott Boss
1930 SW 14th Ave
Beaverton, OR
97005

July 23, 2012

Beaverton Planning Commission
Attn: Stephen Sparks
City of Beaverton
4755 SW Griffith Drive
Beaverton, OR 97076

Re: Letter of support for VillaSport's application at 45 Central

Dear Commissioners:

Please accept this letter of support for VillaSport's application to build a state of the art health club and spa at the corner of Murray and Jenkins. We are currently constructing 220 single-family homes and 140 condominiums on the land adjacent to the proposed site. We would be thrilled to have such an amenity within walking distance available to our future residents and feel that their proposed project would be a wonderful asset to the Beaverton community as a whole.

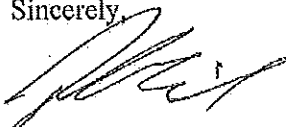
VillaSport's project would compliment the community we are creating by fulfilling the mixed-use nature of the site – mixing commercial and residential uses. It will also provide an opportunity to our future residents, as well as residents from across Beaverton and Washington County, as a place to exercise, gather with neighbors, spend time with family or even grab a cup of coffee. We have received very positive feedback from many prospective buyers as well as existing residents and businesses in the area.

The proposed designs include fantastic architectural elements, pedestrian connectivity with access to public transit and the adjacent neighborhoods and thoughtful landscape architecture to utilize those natural elements existing throughout the community.

Additionally, we feel that VillaSport would be a great community partner given the family-oriented nature of their business model, not to mention the creation of numerous temporary and full-time jobs for the area. This is a great opportunity for Beaverton.

We are excited to see this project move forward and hope that you will approve VillaSport's application. Thanks for considering our comments.

Sincerely,



John O'Neil
Executive Vice President

V 503.597.7100 | F 503.597.7149
17933 NW Evergreen Parkway, Suite 300
Beaverton, OR 97006
CCB 181933



July 23, 2012

Beaverton Planning Commission
C/O Steve Sparks, City of Beaverton
4755 SW Griffith Park Drive
Beaverton, OR 97005

Re: Letter of support for VillaSport's Application

Dear Planning Commissioners -

I recently had the opportunity to preview the Metropolitan Land Group's progress at the 45 Central development on Jenkins and Murray. It is exciting to see the community coming to life and the condominiums and single family homes underway - with many pre-sold to date.

The vision for this development will be further enhanced with the addition of the beautiful VillaSport's athletic club project. It is not your average health athletic club. The proposed design is architecturally stunning and with public transit access nearby, will serve not only 45 Central residents, but draw members from throughout Washington County. The amenities offered are truly unique and will fill a unique market need in Beaverton.

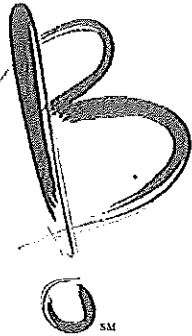
The investments that have been made in recent years in pedestrian improvements, bike paths, Trimet bus routes & a light rail station within walking distance, combined with their amenities and planned marketing strategy, align with the stated goals for transit supportive development.

The jobs created during the construction phase (600+) and the ongoing employment of approximately 250 citizens will be a much welcomed boost to our community. This is a great opportunity for Beaverton and we hope that you will approve VillaSport's application.

Respectfully,



Lorraine Clarno
President/CEO
Beaverton Area Chamber of Commerce



BEAVERTON AREA
Chamber of Commerce

12655 SW Center St, Suite 140
Beaverton, Oregon 97005

503.644.0123 MAIN
503.526.0349 FAX
www.beaverton.org